

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
DECEMBER 12, 2005, 7:00-10:00 P.M.
DECEMBER 14, 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 November 14, and November 16, 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 (DECEMBER 12, 2005) MEETING:

ITEM NO 1: **FINAL PLAT FOR AUDREY'S ADDITION; EAST SIDE OF E 1500 ROAD, NORTH OF N 1000 ROAD (PGP)**

PF-09-38-05: Final Plat of Audrey's Addition. This two-lot County residential subdivision contains approximately 8.5 acres and is located on the east side of E 1500 Road, north of N 1000 Road. Submitted by Taylor Design Group, for M. Delores Clarridge, property owner of record.

ITEM NO 2: **FINAL PLAT FOR DOOLITTLE SUBDIVISION; NORTH OF OVERLAND DRIVE, SOUTH OF TRAIL ROAD BETWEEN ELDRIDGE STREET & MONTEREY WAY (LAP)**

PF-10-39-05: Final Plat for Doolittle Subdivision. This proposed 41-lot single-family residential subdivision contains approximately 10.3 acres. The property is generally described as being located north of Overland Drive, south of Trail Road, between Eldridge Street and Monterey Way. Submitted by BG Consultants, Inc., for Fairway L.C., contract purchaser, and Gary R. Grob, property owner of record.

**ITEM NO 3: FINAL PLAT FOR TOMLINSON ADDITION;
1800 N 250 ROAD (LAP)**

PF-10-40-05: Final Plat for Tomlinson Addition. This proposed one-lot residential subdivision contains approximately 48.0 acres. The property is described as being located at 1800 N 250 Road. Submitted by Landplan Engineering, PA, for Ralph and Barbara Tomlinson, property owners of record.

**ITEM NO 4: FINAL PLAT FOR THE COVE; NORTH OF HARVARD ROAD WEST OF
GEORGE WILLIAMS WAY (SLD)**

PF-10-42-05: Final Plat for The Cove. This proposed 30-lot multiple-family residential subdivision contains approximately 12.51 acres. The property is generally described as being located north of Harvard Road and west of George Williams Way. Submitted by Landplan Engineering, PA, for Lakau, Inc., property owner of record.

PUBLIC HEARING ITEMS:

**ITEM NO. 5A: A TO RM-D; 19.5234 ACRES NORTH OF OVERLAND DRIVE &
WEST OF QUEENS ROAD (LAP)**

Z-09-58-05: A request to rezone approximately 19.5234 acres from A (Agriculture District) to RM-D (Medium Density Residential District). The property is generally described as being located north of West 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record. *Deferred from the November Planning Commission meeting.*

**ITEM NO. 5B: A TO RS-2; 19.5234 ACRES; NORTH OF OVERLAND DRIVE &
WEST OF QUEENS ROAD (PGP)**

Z-09-59-05: A request to rezone approximately 21.233 acres from A (Agriculture District) to RS-2 (Single-Family Residential District). The property is generally described as being located north of W. 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record. *Deferred from the November Planning Commission meeting.*

NON-PUBLIC HEARING ITEM:

**ITEM NO. 5C: PRELIMINARY PLAT FOR 142 LOTS NORTH OF OVERLAND
DRIVE & WEST OF QUEENS ROAD (PGP)**

PP-10-28-05: Preliminary Plat for 142 lots. This proposed 142-lot residential subdivision contains approximately 40.77 acres. The property is generally described as being located north of Overland Drive and west of Queens Road. Submitted by Landplan Engineering, P.A., for Michael D. Stultz, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO 6: REVISED PRELIMINARY DEVELOPMENT PLAN FOR PETERSON ACRES; 2930 PETERSON ROAD (LAP)

PDP-07-07-05: Revised Preliminary Development Plan for Peterson Acres. This proposed residential subdivision contains approximately 4.6 acres. The property is generally described as being located at 2930 Peterson Road. The revision proposes addition of eight dwelling units. Submitted by Abeln & Associates Architects for the City of Lawrence, property owners of record. *This item was deferred by the applicant from the August Planning Commission meeting.*

ITEM NO. 7: USE PERMITTED UPON REVIEW FOR PLACEMENT OF ANTENNAS ON PRESBYTERIAN MANOR; 1429 KASOLD (SLD)

UPR-10-08-05: Use Permitted upon Review request for placement of six antennas on the rooftop of Presbyterian Manor, located at 1429 Kasold Drive. Submitted by LCC International, Inc., for Sprint, applicant, and Presbyterian Manor, property owner of record.

ITEM NO. 8: USE PERMITTED UPON REVIEW FOR LAWRENCE PUMP STATION #1; 301 NORTH STREET (LAP)

UPR-10-09-05: Use Permitted upon Review request for Lawrence Pump Station #1, located at 301 North Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

ITEM NO. 9: USE PERMITTED UPON REVIEW FOR LAWRENCE PUMP STATION #2; 570 WALNUT STREET (LAP)

UPR-10-10-05: Use Permitted upon Review request for Lawrence Pump Station #2, located at 570 Walnut Street. This project proposes the construction of a new pump station as recommended in the 2003 Wastewater Master Plan. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

ITEM NO. 10A: M-3 TO M-2; 0.1 ACRE; 720 GRANT STREET (LAP)

Z-10-66-05: A request to rezone a tract of land approximately 0.1 acre (4,577 square feet) from M-3 (Intensive Industrial) District to M-2 (General Industrial) District. The property is generally described as being located at 720 Grant Street. This project proposes the construction of a new pump station as recommended in the 2003 Wastewater Master Plan. Submitted by the City of Lawrence, property owners of record.

ITEM NO. 10B: USE PERMITTED UPON REVIEW FOR LAWRENCE PUMP STATION #3; 720 GRANT STREET (LAP)

UPR-10-11-05: Use Permitted upon Review request for Lawrence Pump Station #3, located at 720 Grant Street. This project proposes the construction of a new pump station as recommended in the 2003 Wastewater Master Plan. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 10C: REPLAT FOR LAWRENCE PUMP STATION #3; 720 GRANT STREET (LAP)

PF-10-41-05: Final Plat for Lawrence Pump Station #3, a Replat of Lot 1, Block 4 and part of vacated Perry Street of Smith's Subdivision, and part of Lot 14 in Simpson's Central Subdivision, 7th Addition in North Lawrence. The property is generally described as being located at 720 Grant Street. Submitted by Bartlett and West Engineers, Inc. for City of Lawrence, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO 11: COMPREHENSIVE PLAN AMENDMENT: CHAPTER 8 - TRANSPORTATION (BA/BE)

CPA-2005-01: Receive comments from City Planning Commission regarding Comprehensive Plan Amendment (CPA) to Horizon 2010 Chapter 8 - Transportation. This chapter was considered at the May 25th Planning Commission meeting and referred to the Comprehensive Plans Committee (CPC) for additional review. Planning Commission recommended approval on September 26, 2006, and forwarded recommendation to governing bodies.

ITEM NO 12: COMPREHENSIVE PLAN AMENDMENT – CHAPTER 9 – PARKS, RECREATION, AND OPEN SPACES (PGP/BE)

CPA-2005-02: Receive comments from City Planning Commission regarding Comprehensive Plan Amendment (CPA) to Horizon 2010 Chapter 9 - Parks, Recreation, and Open Space. This chapter was considered at the May 25th Planning Commission meeting and referred to the Parks and Recreation Committee for further review. Planning Commission recommended approval on September 28, 2006, and forwarded recommendation to governing bodies.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

PP-06-15-05: Preliminary Plat for Cypress Park Addition. Receive City Commission communication regarding the reasons for their approval of the preliminary plat and seeking concurrence from the Planning Commission.

MISC. ITEM NO. 2: 6TH STREET BOULEVARD RIGHT OF WAY REQUIREMENTS

Memo from Staff explaining the design elements which would determine the right-of-way requirements if 6th Street were to be reconstructed to a boulevard-type design. Examples are included of other cities' arterial streets designs with center medians

MISC. ITEM NO.3: EXPARTE COMMUNICATION

Message from Marguerite Ermeling concerning a meeting she had on Dec 1st with Mr. Treanor and others.

MISC. ITEM NO.4: HOLIDAY GATHERING

Invitation from Grant Eichhorn for Planning Commissioner's holiday get together/festival.

MISC. ITEM NO. 5:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on December 14, 2005

BEGIN PUBLIC HEARING (DECEMBER 14, 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:

NON-PUBLIC HEARING ITEM:

ITEM NO. 13: RECEIVE BRIEFING ON DEVELOPMENT CODE WORKING DRAFT (LMF/DC)

Receive briefing on working draft of Development Code from City staff and consultant; review timeline for completion, and schedule date for public hearing.

PUBLIC HEARING ITEMS:

ITEM NO. 14: 2006-2009 TRANSPORTATION IMPROVEMENT PLAN (TIP) (BA)

Conduct a public hearing to consider adoption of the **2006-2009 Transportation Improvement Program (TIP)**, federally-required multi-year listing of federally funded and regional significant non-federally funded improvements to the region's transportation system.

ITEM NO. 15A: PRD-2 TO PCD-2; 8.23 ACRES; NORTH OF W. 6TH STREET BETWEEN WAKARUSA DRIVE AND FOLKS ROAD (PGP)

Z-03-17-05: A request to rezone a tract of land approximately 8.23 acres from PRD-2 (Planned Residential Development) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *(A public hearing was held in October. Planning Commission deferred action until December.)*

ITEM NO. 15B: PCD-2 TO PCD-2 W/REVISED USE RESTRICTIONS); 18.938 ACRES; NORTH OF W. 6TH STREET BETWEEN WAKARUSA DRIVE AND FOLKS ROAD (PGP)

Z-07-48-05: A request to rezone a tract of land approximately 18.938 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *(A public hearing was held in October. Planning Commission deferred action until December.)*

ITEM NO. 15C: PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; NORTH OF W. 6TH STREET BETWEEN WAKARUSA DRIVE AND FOLKS ROAD (PGP)

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial, office, and residential development 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 Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. Consideration will include requests for approval of waivers from various requirements in Article 10 of the Zoning Ordinance. *(A public hearing was held in October. Planning Commission deferred action until December.)*

ITEM NO. 16A: A TO RM-D; 39.4204 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-38-05: A request to rezone a tract of land approximately 39.4204 acres from A (Agricultural) District to RM-D (Duplex Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO. 16B: A TO RM-2; 15.2863 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-39-05: A request to rezone a tract of land approximately 15.2863 Acres from A (Agricultural) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO. 16C: A TO RS-2; 33.3692 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-40-05: A request to rezone a tract of land approximately 33.3692 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO. 16D: A TO M-1; 17.1220 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-41-05: A request to rezone a tract of land approximately 17.1220 acres from A (Agricultural) District to M-1 (Research Industrial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

ITEM NO. 16E: A TO C-5; 26.6436 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-42-05: A request to rezone a tract of land approximately 26.6436 acres from A (Agricultural) District to C-5 (Limited Commercial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

NON-PUBLIC HEARING ITEM:

ITEM NO. 16F: REVISED PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

PP-06-16-05: Revised Preliminary Plat for Fairfield Farms East Addition. This proposed 233 lot mixed use subdivision contains approximately 119.8964 acres. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the July Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO. 17: RM-1 TO RS-2; 2.15 ACRES; NORTH OF W. 5TH STREET BETWEEN WISCONSIN & MICHIGAN STREET (MJL)

Z-10-67-05: A request to rezone a tract of land approximately 2.15 acres from RM-1 (Multiple-Family Residential) District to RS-2 (Residential Single-Family) District. The property is generally described as being located north of W. 5th Street, between Wisconsin and Michigan Streets (1620, 1612, 1604, 1512, 1508, and 1500 W. 5th Street, east of W. 4th Florida Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 18: C-5 TO RM-2; 3.13 ACRES; BETWEEN W. 6TH AND W. 7TH STREETS WEST OF IOWA STREET (MJL)

Z-10-68-05: A request to rezone a tract of land approximately 3.13 acres from C-5 (Limited Commercial) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located between W. 6th and W. 7th Streets east of Iowa Street (north half of 2001 and 2021 W. 6th Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 19: RM-2 TO RO-1B; 4.41 ACRES; NORTH OF W. 7TH STREET WEST OF WISCONSIN STREET (MJL)

Z-10-69-05: A request to rezone a tract of land approximately 4.41 acres from RM-2 (Multiple-Family Residential) District to RO-1B (Residence-Office) District. The property is generally described as being located north of W. 7th Street, west of Wisconsin Street (south half of 1803 W. 6th, and 1710 W. 7th). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 20: RM-2 TO RO-1A; 1.60 ACRES; BETWEEN W. 7TH AND W. 6TH STREETS EAST OF WISCONSIN STREET (MJL)

Z-10-70-05: A request to rezone a tract of land approximately 1.60 acre from RM-2 (Multiple-Family Residential) District to RO-1A (Residence-Office) District. The property is generally described as being located between W. 7th and W. 6th Streets, east of Wisconsin Street (1618-20-22-24, 1610-12-14-16, 1602-04-06-08, and 1617-19-23-25 W. 6th Terrace). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 21: RM-2 TO RO-2; 2.27 ACRES; NORTH OF W. 7TH STREET WEST OF FLORIDA STREET (MJL)

Z-10-71-05: A request to rezone a tract of land approximately 2.27 acres from RM-2 (Multiple-Family Residential) District to RO-2 (Residence-Office) District. The property is generally described as being located north of W. 7th Street west of Florida Street (1611-13, and 1603-05 W. 6th Terrace, and 1416 W. 7th Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 22: RM-3 TO RM-2; 2.19 ACRES; SOUTH OF W. 7TH STREET EAST OF WISCONSIN STREET (MJL)

Z-10-72-05: A request to rezone a tract of land approximately 2.19 acres from RM-3 (Multiple-Family Residential) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of W. 7th Street; east of Wisconsin Street (1515 W. 7th Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 23: RM-3 TO RS-2; .70 ACRES; NORTH OF INTERSECTION OF W. 8TH STREET AND AVALON ROAD (MJL)

Z-10-73-05: A request to rezone a tract of land approximately .70 acres from RM-3 (Multiple-Family Residential) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of the intersection of W. 8th Street and Avalon Road (1611 W. 8th Street [northwest portion]). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 24: C-5 TO RO-1; .84 ACRES; NORTHEAST CORNER OF FLORIDA AND W. 7TH STREET (MJL)

Z-10-74-05: A request to rezone a tract of land approximately .84 acres from C-5 (Limited Commercial) District to RO-1 (Residence-Office) District. The property is generally described as being located at the northeast corner of Florida and W. 7th Streets (616, 620, and 624 Florida Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 25: C-5 TO RO-1A; 2.02 ACRES; NORTHWEST INTERSECTION OF MICHIGAN AND W. 7TH STREETS, SOUTH OF W. 7TH STREET BETWEEN MICHIGAN AND ARKANSAS STREETS (MJL)

Z-10-75-05: A request to rezone a tract of land approximately 2.02 acres from C-5 (Limited Commercial) District to RO-1A (Residence-Office) District. The property is generally described as being located at the northwest intersection of Michigan and W. 7th Streets, and south of W. 7th Street between Michigan and Arkansas Streets (615, 639, 645, and 647 Michigan; 705 Arkansas). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 26: C-5 TO RM-3; THREE ACRES; SOUTHEAST INTERSECTION OF W. 7TH STREET AND LYNCH COURT (MJL)

Z-10-76-05: A request to rezone a tract of land approximately three acres from C-5 (Limited Commercial) District to RM-3 (Multiple-Family Residential) District. The property is generally described as being located at the southeast intersection of W. 7th Street and Lynch Court (1407, 1411, 1421, and 1431 W. 7th Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

ITEM NO. 27: C-5 TO RO-2; .51 ACRES; SOUTHWEST CORNER OF MICHIGAN & W. 7TH STREETS (MJL)

Z-10-77-05: A request to rezone a tract of land approximately .51 acres from C-5 (Limited Commercial) District to RO-2 (Residence-Office) District. The property is generally described as being located at the southwest corner of Michigan and W. 7th Streets (701 Michigan Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan.

PUBLIC COMMENT SECTION

November 2005						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	14	18	19
20	21	22	23	24	25	26
27	28	29	30			

December 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

January 2006						
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				

- PCCM meeting:** 12/7; 1/11
- TAC meetings:** 12/6, (Generally 1st Tuesday of month, 12:00 – 12:30)
- CND meeting:** 12/5, 12/19 (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
- CPC meetings:** 12/13 (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)
- T2030 meeting:** (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)
- CZC meeting:** (No set meeting schedule)
- SPC meetings:** (No set meeting schedule)
- HOLIDAY PARTY:** 12/16 6:00 PM – Grant Eichhorn Residence - 1403 N 680 Road

ADJOURN