

Updated 12/14/07

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
DECEMBER 17, 2007 6:30 - 10:30 PM
DECEMBER 19, 2007 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of November 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 (DECEMBER 17, 2007) MEETING:

NON-PUBLIC HEARING ITEMS:

ITEM NO. 1A: FINAL DEVELOPMENT PLAN FOR 6 WAK; NW CORNER OF 6TH ST & WAKARUSA DR (SMS)

FDP-08-12-07: Final Development Plan for 6 WAK, located at the NW corner of 6th Street & Wakarusa Drive, North side of Highway 40. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

ITEM NO. 1B: FINAL PLAT FOR WAKARUSA PLACE ADDITION NO. 2; NW CORNER OF 6TH ST & WAKARUSA DR (SMS)

PF-09-25-06: Final Plat for Wakarusa Place Addition No. 2, located at the NW corner of 6th Street & Wakarusa Drive, North side of Highway 40. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, and Village Meadows, LLC, property owner of record.

REGULAR AGENDA (DECEMBER 17, 2007) MEETING:

PUBLIC HEARING ITEMS:

****WITHDRAWN****

ITEM NO. 2: ~~CONDITIONAL USE PERMIT; 1702 N 466 ROAD (SLD)~~

~~CUP-11-10-07:~~ Conditional Use Permit for Covenant Care Home, located at 1702 N 466 Road, east of E 1700 Road, Baldwin City. Submitted by Greg & Naomi Mitchell, for David & Rosie Olmstead, property owners of record. *This will be a joint meeting with Baldwin City Planning Commission.*

ITEM NO. 3: RS7 TO GPI; 50 ACRES; 1910, 2110, 2120 HARPER ST (MKM)

Z-11-29-07: A request to rezone a tract of land approximately 50 acres, from RS7 (Single-Dwelling Residential) to GPI (General Public & Institutional). The property is the Douglas County Fairgrounds, located at 1910, 2110, 2120 Harper Street. Submitted by Pam Madl, Assistant Douglas County Administrator, for Douglas County, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 4A: ANNEXATION OF 81.13 ACRES; QUEENS RD & WAKARUSA DR (MKM)

A-11-07-07: Annexation of approximately 81.13 acres located at the intersection of Queens Road & Wakarusa Drive. Submitted by JEO Consulting Group, Inc. for Lindsey Management Co., Inc., contract purchaser, and Turner Douglas LLC et al, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 4B: A TO RM12; 80 ACRES; QUEENS RD & WAKARUSA DR (MKM)

Z-11-28A-07: A request to rezone a tract of land approximately 80 acres, from A (Agricultural) to RM12 (Multi-Dwelling Residential). The property is located at the intersection of Queens Road & Wakarusa Drive. Submitted by JEO Consulting Group, Inc. for Lindsey Management Co., Inc., contract purchaser, and Turner Douglas LLC et al, property owner of record.

ITEM NO. 4C: A TO RM12-PD; 80 ACRES; QUEENS RD & WAKARUSA DR (MKM)

Z-11-28B-07: A request to rezone a tract of land approximately 80 acres, from A (Agricultural) to RM12-PD (Multi-Dwelling Residential Planned Development Overlay). The property is located at the intersection of Queens Road & Wakarusa Drive. Submitted by JEO Consulting Group, Inc. for Lindsey Management Co., Inc., contract purchaser, and Turner Douglas LLC et al, property owner of record.

ITEM NO. 4D: PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; QUEENS RD & WAKARUSA DR (MKM)

PDP-11-06-07: Preliminary Development Plan for The Links at Lawrence, located at the intersection of Queens Road & Wakarusa Drive. Submitted by JEO Consulting Group, Inc. for Lindsey Management Co., Inc., contract purchaser, and Turner Douglas LLC et al, property owner of record.

ITEM NO. 5: A TO I-2; 154.9 ACRES; NW CORNER OF N 1800 ROAD & E 900 ROAD (SLD)

Z-10-23-07: A request to rezone a tract of land approximately 154.9 acres, from A (Agricultural) to I-2 (Light Industrial). The property is located at the NW corner of N 1800 Road and E 900 Road. Submitted by Steven Schwada, agent for Stonewall Farms LLC; JDS Kansas LC; Pert LC; Penny J Tuckel; Axrom LLC; Venture Realty Corporation; Arco Sales Corporation; Venture Properties Inc; Industrial Square Corp; JDSS Limited Company; Radol LC; Tuckel Russell L JR; Northland Ventures LC; and Oread LC, property owners of record.

ITEM NO. 6: RSO TO RM15; 9 ACRES; 4000 W 24TH PLACE (SLD)

Z-10-26-07: A request to rezone a tract of land approximately 9 acres from RSO (Single-Dwelling Residential-Office) to RM15 (Multi-Dwelling Residential). The property is located at 4000 West 24th Place, Inverness Park Addition, west of Crossgate Drive & south of Clinton Parkway. Submitted by Highland Construction, Inc., for Dial Realty Corp., property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: INITIATE TEXT AMENDMENT TO DEVELOPMENT CODE

Initiate TA-12-25-07 to amend various sections of Chapter 20 related to the definition of family in RS Districts.

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on December 19, 2007.

BEGIN PUBLIC HEARING (DECEMBER 19, 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.

PUBLIC HEARING ITEMS:

ITEM NO. 7 **MINIMUM MAINTENANCE; E 700 ROAD (DCM)**

MM-09-01-07: Request to designate minimum maintenance road status for a portion of E 700 Road within Lecompton Township.

****DEFERRED****

~~ITEM NO. 8A: UR TO RM15; 27.90 ACRES; SOUTH OF OVERLAND DR BETWEEN STONERIDGE DR & QUEENS RD (MKM)~~

~~Z-10-25A-07:~~ A request to rezone a tract of land approximately 27.90 acres from UR (Urban Reserve) to RM15 (Multi-Dwelling Residential). The property is located south of Overland Dr between Stoneridge Dr & Queens Rd. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

****DEFERRED****

~~ITEM NO. 8B: UR TO CN2; 12.89 ACRES; NORTH OF 6TH ST BETWEEN STONERIDGE DR & QUEENS RD (MKM)~~

~~Z-10-25B-07:~~ A request to rezone a tract of land approximately 12.89 acres from UR (Urban Reserve) to CN2 (Neighborhood Shopping Center). The property is located north of 6th St between Stoneridge Dr & Queens Rd. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

NON-PUBLIC HEARING ITEM:

****DEFERRED****

~~ITEM NO. 8C: PRELIMINARY PLAT FOR CREEKSTONE; STONERIDGE DR TO QUEENS RD & 6TH ST TO OVERLAND DR (MKM)~~

~~PP-10-09-07:~~ Preliminary Plat for Creekstone, Stoneridge Dr to Queens Rd & 6th St to Overland Dr, a 7 lot subdivision containing 34.864 acres. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

RESUME PUBLIC HEARING:

****DEFERRED****

~~ITEM NO. 9A: RS7 TO PD & RS5; 9.90 ACRES; 1301 IOWA (PGP)~~

~~Z-11-27-07:~~ A request to rezone a tract of land approximately 9.90 acres, from RS7 (Single-Dwelling Residential) to PD (Planned Development) & RS5 (Single-Dwelling Residential). The property is located at 1301 Iowa Street. Submitted by Allen Belot, for Mt. Oread Development LLC, property owner of record.

****DEFERRED****

~~ITEM NO. 9B: PRELIMINARY DEVELOPMENT PLAN FOR UNIVERSITY PARK, 1301 IOWA (PGP)~~

~~PDP-11-05-07: Preliminary Development Plan for University Park, located at 1301 Iowa Street. Submitted by Allen Belot, for Mt. Oread Development LLC, property owner of record.~~

****DEFERRED****

~~ITEM NO. 10: 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.]~~

ITEM NO. 11: AMENDMENTS TO ARTICLE 8, DEVELOPMENT CODE (JCR)

TA-11-13-06: Consider amendments to Article 8 of the Development Code to correct errors and inconsistencies initiated by the Planning Commission on November 15, 2006.

ITEM NO. 12: AMENDMENTS TO SECTION 20-601, DEVELOPMENT CODE (JCR)

TA-07-14-07: Consider amendments to Section 20-601 of the Development Code to revise setbacks for the IG District when abutting residential zoning districts.

****DEFERRED****

~~ITEM NO. 13: CPA-2004-02 (AAM)~~

~~CPA-2004-02: Receive Board of County Commissioners recommendation to reconsider a Comprehensive Plan Amendment to Horizon 2020, Chapter 7: Industrial and Employment Related Land Use. Referred to the Planning Commission on October 8, 2007.~~

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

CALENDAR

November 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	

December 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					

January 2008						
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: (12/5)
TAC Meeting: (Generally 1st Tuesday of each month, 1:30pm–2:30pm)
CPC Meeting: (Generally 1st & 3rd Wednesday of each month, 4:00pm)
RZC meeting: (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)
CND meeting: (No set meeting schedule)
T2030 meeting: (12/12 @ 8am)
City/County/USD Study Session: (2/11/08 9:00am @ County Courthouse)

ADJOURN