



**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  
DECEMBER 15, 2008 6:30 - 10:30 PM**

*(There will be no Planning Commission meeting on December 17, 2008)*

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meetings of November 17 & 19, 2008.

**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.

**REGULAR AGENDA (DECEMBER 15, 2008) MEETING:  
NON-PUBLIC HEARING ITEMS/PUBLIC HEARING ON VARIANCE REQUESTS ONLY:**

**ITEM NO. 1      PRELIMINARY PLAT FOR FREE STATE ADDITION NO. 3; 4700 OVERLAND DRIVE (SMS)**

**PP-10-14-08:** Preliminary Plat for Free State Addition No. 3, a non-residential subdivision containing 17.641 acres, located at 4700 Overland Drive. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record. Applicant has requested a variance from full dedication of right-of-way requirements of 20-810(d)(4)(i).

**ITEM NO. 2      PRELIMINARY PLAT FOR HUNTER'S ACRES; 2145 LOUISIANA ST (SMS)**

**PP-10-15-08:** Preliminary Plat for Hunter's Acres, a non-residential subdivision containing 9.353 acres, located at 2145 Louisiana Street. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record. Applicant has requested a variance from full dedication of right-of-way requirements of 20-810(d)(4)(i).

**PUBLIC HEARING ITEMS:**

**ITEM NO. 3A      RS-7 TO RM-12D; 6.14 ACRES; 4145 SEELE WAY (MKM)**

**Z-10-17A-08:** Consider a request to rezone a tract of land approximately 6.14 acres from RS-7 (Single-Family Residential) to RM-12D (Multi-Dwelling Residential Duplex), located at 4145 Seele Way. Submitted by Landplan Engineering PA, for Doolittle Farms, LLC property owner of record.

**ITEM NO. 3B RS-7 TO RS-5; 3.57 ACRES; 437 SEELE DRIVE (MKM)**

**Z-10-17B-08:** Consider a request to rezone a tract of land approximately 3.57 acres from RS-7 (Single-Family Residential) to RS-5 (Single-Family Residential), located at 437 Seele Drive. Submitted by Landplan Engineering PA, for Doolittle Farms, LLC, property owner of record.

**ITEM NO. 3C VARIANCE & WAIVER FOR MAPLE LEAF SQUARE ADDITION (MKM)**

Maple Leaf Square Addition; a 10.24 acre, 41 lot subdivision which is a replat of Lots 1 through 29 in Block One, Lots 1 through 12 in Block two and Tracts A and B in Doolittle Subdivision; located north of Overland Drive between Monterey Way and Eldridge St. A waiver is being requested from the requirement in Section 20-811(c)(1)(i) of the Subdivision Regulations that sidewalks be constructed on both sides of the street and a variance is being requested from Section 20-810(d)(2)(iii) which prohibits the approval of subdivisions with more than 35 lots or potential dwelling units which have outlet to the public road system via a single outlet to the arterial and collector street system.

**NON-PUBLIC HEARING ITEM**

**ITEM NO. 3D PRELIMINARY PLAT FOR MAPLE LEAF SQUARE; 4145 SEELE WAY (MKM)**

**PP-10-13-08:** Preliminary Plat for Maple Leaf Square, a 10.24 acre subdivision consisting of 41 lots, located at 4145 Seele Way. Submitted by Landplan Engineering PA, for Doolittle Farms LLC, property owner of record.

**RESUME PUBLIC HEARING**

**ITEM NO. 4 AMENDMENTS TO COUNTY ZONING REGULATIONS (MKM)**

**TA-08-16-08:** Consider comprehensive revisions to the Douglas County Zoning Regulations and general revisions to the County Zoning Map. Initiated by the Planning Commission in 2006. Deferred from the November 2008 Planning Commission meeting.

**ITEM NO. 5 AMENDMENTS TO SUBDIVISION REGULATIONS (MKM)**

**TA-10-17-08:** Amendments to Section 20-804, 20-805, 20-807 and 20-815 of the joint Subdivision Regulations revising standards for Build Out Plans. Initiated by the County Commission on 10/29/08.

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

~~**ITEM NO. 6 DOWNTOWN URBAN CONSERVATION OVERLAY DISTRICT (LBZ)**~~

~~**TA-10-18-08:** A text amendment to Article 3 to add a new Ordinance No. for Downtown Urban Conservation Overlay District.~~

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

~~**ITEM NO. 7 8<sup>TH</sup> & PENNSYLVANIA URBAN CONSERVATION OVERLAY DISTRICT (LBZ)**~~

~~**TA-10-19-08:** A text amendment to Article 3 to add a reference for 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District. Initiated by the Planning Commission at their October 2008 meeting.~~

**ITEM NO. 8 PLANNING COMMISSION BY-LAWS**

Consider changes to the Planning Commission by-laws related to Ex Parte Communications and Conflicts of Interest. Deferred from the November 2008 Planning Commission meeting.

**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC NO. 1** Communication regarding CPA-2008-7 Environmental Chapter of Horizon 2020.

Consideration of any other business to come before the Commission.

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**CALENDAR**

November 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						

December 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			

January 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

**PCCM Meeting:** (11/5, 12/3, 1/14)  
**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**