

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR NON-PUBLIC HEARING ITEMS – FEBRUARY 17, 2005 – 7:15 – 8:30 P.M.
AGENDA FOR PUBLIC HEARING ITEMS - FEBRUARY 23, 2005 - 6:30 - 11:00 P.M.

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meetings of January 24 & 26, 2005, and February 2, 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 (FEBRUARY 17, 2005) MEETING:

ITEM NO 1: **FINAL PLAT FOR FIRST UNITED METHODIST CHURCH; SOUTH OF HIGHWAY 40 AND WEST OF HIGHWAY K-10 (PGP)**

PF-01-01-05: Final Plat for First United Methodist Church. This proposed church site contains approximately 67.45 acres. The property is generally described as being located south of Highway 40 and west of Highway K-10. Submitted by Landplan Engineering, P.A., for First United Methodist Church, and Gateway West Land Holding Co., LLC, property owners of record.

ITEM NO 2: **PRELIMINARY PLAT FOR FOX CHASE SOUTH NO. 3; NORTH OF LONGLEAF DRIVE, SOUTH OF FOX CHASE SOUTH AND WEST OF FOX CHASE EAST (SLD)**

PP-01-01-05: Preliminary Plat for Fox Chase South No. 3. This proposed 105-lot single-family residential subdivision contains approximately 42.60 acres. The property is generally described as being located south of Harvard Road, east of George Williams Way, west and south of Fox Chase South No. 2. Submitted by Landplan Engineering, P.A., for Marla LLC, Remco LC, and Devco, Inc., property owners of record.

ITEM NO 3: **2004-2008 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) PROJECTS AMENDMENT (WA)**

Consider amending the **2004-2008 Transportation Improvement Program (TIP)** to include the following projects:

- Revise a federally-funded county bridge project on County route 1055
- Revise a federally-funded safety project for Lawrence Police Dept. alcohol-testing van
- Add federally-funded project to provide a replacement van for Cottonwood, Inc.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: NEW BUSINESS

Discussion with KDOT on W. 6th St. access issues

MISC. ITEM NO. 2: RESTRUCTURING OF THE MPO

For transportation planning purposes, the Lawrence/Douglas County Planning Commission is the designated Metropolitan Planning Organization (MPO) for the Lawrence/Douglas County metropolitan region. The current MPO structure, which has been in place since Douglas County was designated in 1985, does not fully satisfy current federal regulations concerning MPO membership and composition, nor does it meet the transportation planning needs of the region as growth continues.

MISC. ITEM NO. 3: OLD BUSINESS

Receive City Commission actions on proposed Lake Estates annexation and rezoning requests [A-10-05-04], [Z-10-51B-04], and [Z-12-56-04]. The City Commission voted 3-2 to deny the requests that were unanimously recommended for approval by the Planning Commission on 12/15/04.

MISC. ITEM NO. 4:

Consideration of any other business to come before the Commission.

RECESS UNTIL 6:30 P.M. FEBRUARY 23, 2005

BEGIN PUBLIC HEARING (FEB. 23, 2005):

COMMUNICATIONS

- Receive written communications from the public.
- c) 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.

SWEARING IN OF SPEAKERS:

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

ITEM NO. 4: **CONDITIONAL USE PERMIT FOR LECOMPTON QUARRY #109; INTERSECTION OF N 1825 ROAD AND E E50 ROAD (SMS)**

CUP-12-06-04: Conditional Use Permit for Lecompton Quarry #109 property located north of I-70 at the intersection of N 1825 Road and E E50 Road, and contains approximately 100 acres. Submitted by N. K. Hamm Quarry, Inc., for Ann Socoldfsky Trustee, property owner of record.

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

ITEM NO. 5: **RM-1 TO O-1; 2.69 ACRES; NORTHEAST CORNER OF WAKARUSA DRIVE & HARVARD ROAD (PGP)**

Z-12-55-04: A request to rezone a tract of land approximately 2.69 acres from (Multiple-Family Residential) District to O-1 (Office) District. The property is generally described as being located at the northeast corner of Wakarusa Drive and Harvard Road. Submitted by Perennial Group, Inc., for Mustard Seed Christian Fellowship, property owners of record. *This item was deferred from the February 2, 2005 Planning Commission meeting.*

ITEM NO. 6: **AMENDMENT TO HORIZON 2020 – CHAPTER 7 (WBH)**

CPA-2004-02: Amendment to Horizon 2020 to update Chapter 7 (Industrial and Employment-related Land Use). *This item was deferred from the February 2, 2005 Planning Commission meeting.*

ITEM NO 7: **A-1 TO RS5; 5.21 ACRES; SOUTHEAST OF LAKE ESTATES SUBDIVISION AND EAST OF E 920 ROAD (SLD)**

Z-12-56-04: A request to rezone a tract of land approximately 5.21 acres from A-1 (Suburban Home) District to RS5 (Single-Dwelling Residential) District. The property is generally described as being located southeast of Lake Estates Subdivision and east of E 920 Road. Chris Earl, Mark A. & Marsha G. Buhler, Yankee Tank Investors, and Alvamar, Inc., are the property owners of record. *This was initiated by the Planning Commission at their December 15, 2004, meeting.*

**ITEM NO 8: A-1 TO RMD; 5.21 ACRES; SOUTHEAST OF LAKE ESTATES
SUBDIVISION AND EAST OF E 920 ROAD (SLD)**

Z-10-51B-04: A request to rezone a tract of land approximately 5.21 acres from A-1 (Suburban Home) District to RMD (Multi-Family Residential) District. The property is generally described as being located southeast of Lake Estates Subdivision and east of E 920 Road. Submitted by Peridian Group for Chris Earl, Mark A. & Marsha G. Buhler, Yankee Tank Investors, and Alvamar, Inc., property owners of record. *This item was tabled by the Planning Commission at their December 15, 2004, meeting.*

ITEM NO 9: A-1 TO RS-1; ONE ACRE; 810 N. MINNESOTA (SMS)

Z-01-13-05: A request to rezone a tract of land approximately one acre from A-1 (Suburban Residential) District to RS-1 (Single-Family Residential) District. The property is generally described as being located at 810 N. Minnesota (E 1338 Road). Submitted by Landplan Engineering, P.A., for Wanda Shoemaker, property owner of record.

**ITEM NO. 10A: A TO RS-2; 4.608 ACRES; SOUTH AND EAST OF STONERIDGE
DRIVE (EXTENDED)**

Z-01-01-05: A request to rezone a tract of land approximately 4.608 acres from A (Agriculture) District to RS-2 (Single-Family Residence) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

**ITEM NO. 10B: A TO RO-1A; 3.505 ACRES; SOUTH AND EAST OF STONERIDGE
DRIVE (EXTENDED) (SLD)**

Z-01-02-05: A request to rezone a tract of land approximately 3.505 acres from A (Agriculture) District to RO-1A (Residence-Office) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

**ITEM NO. 10C: A TO RM-1; 8.323 ACRES; SOUTH AND EAST OF STONERIDGE
DRIVE (EXTENDED) (SLD)**

Z-01-03-05: A request to rezone a tract of land approximately 8.323 acres from A (Agriculture) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located south and east of Stoneridge Drive (extended). Submitted by Paul Werner Architects for MS Construction, Inc., property owner of record.

NON-PUBLIC HEARING ITEM:

**ITEM NO 11A: ANNEXATION OF 54 ACRES; NORTHWEST OF CLINTON PARKWAY
AND K-10 HIGHWAY (NORTH OF JUDY'S JUNCTION) (SLD)**

A-01-01-05: Annexation request for approximately 54 acres, located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record.

RESUME PUBLIC HEARING:

ITEM NO 11B: **A TO RS-2; 8.7 ACRES; NORTHWEST OF CLINTON PARKWAY AND K-10 HIGHWAY (NORTH OF JUDY'S JUNCTION) (SLD)**

Z-01-05-05: A request to rezone a tract of land approximately 8.7 acres from A (Agriculture) District to RS-2 (Single-Family Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record.

ITEM NO 11C: **A TO RM-2; 40 ACRES; NORTHWEST OF CLINTON PARKWAY AND K-10 HIGHWAY (NORTH OF JUDY'S JUNCTION) (SLD)**

Z-01-06-05: A request to rezone a tract of land approximately 40 acres from A (Agriculture) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record.

ITEM NO 11D: **A TO RM-D; 4.6 ACRES; NORTHWEST OF CLINTON PARKWAY AND K-10 HIGHWAY (NORTH OF JUDY'S JUNCTION) (SLD)**

Z-01-07-05: A request to rezone a tract of land approximately 4.6 acres from A (Agriculture) District to RM-D (Duplex Residential) District. The property is generally described as being located northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction). Submitted by Bob Voth for Windover Community at Lawrence, LLC, property owners of record.

NON-PUBLIC HEARING ITEM:

ITEM NO 12A: **ANNEXATION OF 17.52 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)**

A-01-02-05: Annexation request for approximately 17.52 acres, located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, and Tanglewood, LC, property owners of record.

RESUME PUBLIC HEARING:

ITEM NO 12B: **A TO PCD-2; 61.64 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)**

Z-01-08-05: A request to rezone a tract of land approximately 61.64 acres from A (Agriculture) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record.

ITEM NO 12C: A TO RO-1A; 19.89 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

Z-01-09-05: A request to rezone a tract of land approximately 19.89 acres from A (Agriculture) District to RO-1A (Residence-Office) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record.

ITEM NO 12D: A TO RS-2; 29.10 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

Z-01-10-05: A request to rezone a tract of land approximately 29.10 acres from A (Agriculture) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record.

ITEM NO 12E: A TO RM-D; 4.21 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

Z-01-11-05: A request to rezone a tract of land approximately 4.21 acres from A (Agriculture) District to RM-D (Duplex Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Hanover Place, LC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record.

ITEM NO 12F: A TO RM-2; 13.05 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

Z-01-12-05: A request to rezone a tract of land approximately 13.05 acres from A (Agriculture) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located north of Highway 40 and east of K-10 Highway. Submitted by Landplan Engineering, Inc., for Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe Harbour EAT-V, LLC, property owners of record.

PUBLIC COMMENT SECTION

CALENDAR

January 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					

February 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					

March 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		

PCCM meeting: 2/9

TAC meetings: 2/3 (Generally 1st Thursday of month)

CPC meetings: (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.)

ADJOURN