

**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**  
**FEBRUARY 16, 2006, 7:00-10:00 P.M.**  
**FEBRUARY 22, 2006 6:30 – 10:30 P.M.**

**GENERAL BUSINESS:**  
**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meetings of January 23, and January 25, 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 16, 2006) MEETING:**

**ITEM NO. 1:**           **FINAL PLAT FOR MEARS ADDITION; NORTHWEST CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

**PF-12-44-05:** Final Plat for Mears Addition. This proposed five-lot single-family residential subdivision contains approximately 18.5 acres. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record.

**ITEM NO. 2:**           **FINAL PLAT FOR MARY'S LAKE ADDITION; NORTH OF 31<sup>ST</sup> STREET AND EAST OF HASKELL AVENUE (LAP)**

**PF-01-01-06:** Final Plat for Mary's Lake Addition. The property is generally described as being located north of 31<sup>st</sup> Street and east of Haskell Avenue. This proposed 39-lot single-family residential subdivision contains approximately 15.98 acres. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record.

**ITEM NO. 3: REVISED FINAL DEVELOPMENT PLAN FOR THE WOODS ON 19<sup>TH</sup> STREET PRD; NORTHEAST CORNER OF 19<sup>TH</sup> & DELAWARE STREETS (SLD)**

**FDP-01-01-06:** Revised Final Development Plan for The Woods on 19<sup>th</sup> Street PRD, to remove a pedestrian bridge crossing in the northwest portion of the development. The development is located at the northeast corner of 19<sup>th</sup> and Delaware Streets. Submitted by The Woods on 19<sup>th</sup> LLC, property owners of record.

**PUBLIC HEARING ITEMS:**  
**SWEARING IN OF SPEAKERS:**

**ITEM NO. 4:**           **CONDITIONAL USE PERMIT; OSAGE RURAL WATER DISTRICT #5; 143 N 200 ROAD (SLD)**

**CUP-12-08-05:** Conditional Use Permit request for a well house remodel for Osage Rural Water District #5. The property is generally described as being located at 143 N 200 Road and contains .11 acre. Submitted by Jagger Swisher, applicant, for Osage Rural Water District #5, property owner of record.

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

**Z-09-58-05:** A request to rezone a tract of land approximately 19.5234 acres from A (Agriculture District) to RM-D (Duplex-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.*

**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 a tract of land approximately 21.233 acres from A (Agriculture District) to RS-2 (Single-Family Residence 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 STULTZLAND; NORTH OF OVERLAND DRIVE & WEST OF QUEENS ROAD (PGP)**

**PP-01-01-06:** Revised Preliminary Plat for Stultzland. 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. 6A:        **A TO PCD-2; 55.90 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 55.90 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. *This item was deferred from the October Planning Commission meeting.*

**ITEM NO. 6B:        **A TO RO-1A; 20.39 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 20.39 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. *This item was deferred from the October Planning Commission meeting.*

**ITEM NO. 6C:        **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. *This item was deferred from the October Planning Commission meeting.*

**ITEM NO. 6D:        **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. *This item was deferred from the October Planning Commission meeting.*

**ITEM NO. 6E:      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. *This item was deferred from the October Planning Commission meeting.*

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 6F:      REVISED PRELIMINARY PLAT FOR MERCATO; NORTH OF  
HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)**

**PP-01-02-06:** Revised Preliminary Plat for Mercato. This proposed residential and commercial development contains approximately 122.65 acres. 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, L.C., Oread, L.C., Tanglewood, L.C., Kentucky Place, LC, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, L.C., and Safe Harbour EAT-V, LLC, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 7:      TEXT AMENDMENT REPEALING OR AMENDING 50' SETBACK  
ALONG 6<sup>TH</sup> STREET BETWEEN MONTEREY WAY & WAKARUSA  
DRIVE (DDW)**

**TA-01-01-06:** Consideration of repeal or amendment of the 50' setback along W. 6th Street/US 40 between Monterey Way & Wakarusa Drive (Chapter 21, Article 12). Initiated by the City Commission on January 17, 2006.

**ITEM NO. 8:      PRELIMINARY DEVELOPMENT PLAN FOR LAKE POINTE PCD;  
NORTHWEST CORNER OF CLINTON PARKWAY & LAKE POINTE  
DRIVE (MKM/SLD)**

**PDP-01-01-06:** Preliminary Development Plan for Lake Pointe PCD. This proposed planned commercial development contains approximately 4.72 acres and proposes retail and office use. The property is generally described as being located at the northwest corner of Clinton Parkway and Lake Pointe Drive. Submitted by Peridian Group for Bristol Groupe and Central National Bank, property owners of record.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1: OLD BUSINESS**

- Memorandum of Understanding:  
Authorize the MPO Chair to sign a Memorandum of Understanding between the MPO, City of Lawrence, and Mid-America Regional Council (MARC) concerning joint acquisition of rideshare matching software.

**MISC. ITEM NO. 2:**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on February 22, 2006**

**BEGIN PUBLIC HEARING (FEBRUARY 22, 2006):**

**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:**

**PUBLIC HEARING ITEMS:**

**RECESS LAWRENCE/DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION.  
CONVENE JOINT MEETING WITH BALDWIN CITY PLANNING COMMISSION.**

**ITEM NO. 9:            CONDITIONAL USE PERMIT; STONY POINT HALL; 1514 N 600 ROAD (SLD)**

**CUP-12-09-05:** Conditional Use Permit request for Stony Point Hall, a reception center. The property is generally described as being located at 1514 N 600 Road and contains 13.98 acres. Submitted by Russell and Lucretia Carlson, property owners of record.

**ADJOURN JOINT MEETING.        RECONVENE    LAWRENCE/DOUGLAS    COUNTY  
METROPOLITAN PLANNING COMMISSION.**

**ITEM NO. 10:        ADOPTION OF DEVELOPMENT CODE, NOVEMBER 11, 2005 EDITION**

**TA-10-05-04:** Pursuant to the provisions of K.S.A. Chapter 12, Article 7, consider making a recommendation on the adoption of "Development Code, November 11, 2005 Edition," enacting a new Chapter 20 of the Code of the City of Lawrence, Kansas, establishing comprehensive zoning regulations and other land use regulations. The "Development Code, November 11, 2005 Edition" is a general and complete revision of the City's existing zoning regulations and affects all property within the corporate limits of the City of Lawrence, Kansas. The "Development Code, November 11, 2005 Edition" is incorporated by reference as if fully set forth in this notice. Copies of the "Development Code, November 11, 2005 Edition" are available for review at the Office of the Lawrence-Douglas County Planning Department, City Hall, 6 E. 6<sup>th</sup> Street, Lawrence, Kansas. The "Development Code, November 11, 2005 Edition" is also available at [www.lawrenceplanning.org](http://www.lawrenceplanning.org). **TA-10-05-04** and **Z-10-49-04** are companion and related items for public hearing at the February 22, 2006 meeting. *(These items were referred back to the Planning Commission by the City Commission at their meeting on February 1, 2005.)*

**ITEM NO. 11: ADOPT NEW ZONING MAP, NOVEMBER 11, 2005 EDITION**

**Z-10-49-04:** Pursuant to the provisions of K.S.A. Chapter 12, Article 7 consider making a recommendation on the adoption of a new "Zoning Map, November 11, 2005 Edition" pursuant to the provisions of the proposed "Development Code, November 11, 2005 Edition," enacting a new Chapter 20 of the Code of the City of Lawrence, Kansas establishing comprehensive zoning regulations and other land use regulations. The proposed "Zoning Map, November 11, 2005 Edition" includes zoning designations for all property located within the corporate limits of the City of Lawrence, Kansas. The proposed "Zoning Map, November 11, 2005 Edition" is incorporated by reference as if fully set forth in this notice. Copies of the proposed "Zoning Map, November 11, 2005 Edition" are available for review at the Office of the Lawrence-Douglas County Planning Department, City Hall, 6 E. 6<sup>th</sup> Street, Lawrence, Kansas. The proposed "Zoning Map, November 11, 2005 Edition" is also available at [www.lawrenceplanning.org](http://www.lawrenceplanning.org). **TA-10-05-04** and **Z-10-49-04** are companion and related items for public hearing at the February 22, 2006 meeting. *(These items were referred back to the Planning Commission by the City Commission at their meeting on February 1, 2005.)*

**PUBLIC COMMENT SECTION**

**CALENDAR**

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				

February 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				

March 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:** 2/8; 3/8
- TAC meetings:** 2/7; 3/7 (Generally 1<sup>st</sup> Tuesday of month, 12:00 – 12:30)
- CPC meetings:** 2/7; 2/21; 3/7 (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)
- RPC meeting:** (Generally every two weeks on Thursday, 4:30 – 6:00 p.m.)
- CZC meeting:** (No set meeting schedule)
- SPC meetings:** (No set meeting schedule)
- CND meeting:** 2/6; 2/20; 3/6 (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
- T2030 meeting:** 2/23 (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)
- Gateway meeting:** 2/14, 2/28 (Generally every two weeks on Tuesday, 2:30 – 3:30 p.m.)

**ADJOURN**