

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR NON-PUBLIC HEARING ITEMS - JANUARY 24, 2005, 7:15-8:30 P.M.**

AGENDA FOR PUBLIC HEARING ITEMS - JANUARY 26, 2005 6:30 – 11:00 P.M.

**RECONVENING ON FEBRUARY 2, 2005, 5:30 P.M. AT THE LAWRENCE ARTS CENTER;
940 NEW HAMPSHIRE**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of December 15, 2004.

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 (JANUARY 24, 2005) MEETING:

**ITEM NO. 1: **PRELIMINARY PLAT FOR OREGON TRAIL ADDITION; NORTH OF
W. 6TH STREET (HWY. 40) & EAST OF GEORGE WILLIAMS WAY
(EXTENDED) (PGP)****

PP-12-28-04: Preliminary Plat for Oregon Trail Addition. This proposed single and multiple-family residential subdivision contains approximately 60.33 acres and is located north of W. 6th Street (Hwy. 40) and east of George Williams Way (extended). Submitted by Landplan Engineering, P.A., for Bluejacket Ford, LC, contract purchaser. Graycliff Holdings L.C. is the property owner of record.

**ITEM NO. 2: **FINAL PLAT FOR FRONTIER FARM CREDIT ADDITION; NORTH
OF HWY. 56 & EAST OF U.S. HWY 59 (PGP)****

PF-12-37-04: Final Plat for Frontier Farm Credit Addition. This proposed bank/office subdivision contains approximately 7.04 acres and is located north of U.S. Highway 56 and east of U.S. Highway 59. Submitted by Landplan Engineering, P.A., for Frontier Farm Credit, ACA, contract purchaser, and Jerold W. and Janet K. Seele, property owners of record.

**ITEM NO. 3: **FINAL PLAT FOR QUAIL VALLEY TOWNHOMES; 2113-2143
QUAIL CREEK DRIVE (PGP)****

PF-12-39-04: Final Plat for Quail Valley Townhomes, a Replat of Lots 67, 68, & Lot C of the Replat of Lots 69 & 70, Alvarmar Estates. This proposed three-lot planned unit development residential subdivision contains approximately 0.961 acre and is located at 2113-2143 Quail Creek Drive. Submitted by Landplan Engineering, P.A., for E. & G. Properties, L.L.C., property owners of record.

ITEM NO. 4: FINAL PLAT FOR CARPENTER ADDITION NO. 2; 1017 E. 23RD STREET (PGP)

PF-12-40-04: Final Plat for Carpenter Addition No. 2. This proposed three-lot commercial/office/residential subdivision contains approximately 3.41 acres and is located at 1017 E. 23rd Street. Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. A: OLD BUSINESS

Request for one-year extension of Final Development Plan for Meadowbrook Apartments – Phase 10

MISC. ITEM NO. B:

Consideration of any other business to come before the Commission.

BEGIN PUBLIC HEARING (JANUARY 26, 2005):

SWEARING IN OF SPEAKERS:

PUBLIC HEARING ON VARIANCE ONLY:

ITEM NO. 5: FINAL PLAT FOR LOCUST STREET PROJECT; 642-646 AND 645 LOCUST STREET (PGP)

PF-11-36-04: Final Plat for Locust Street Project. This proposed two-lot commercial subdivision contains approximately 0.58 acre. The property is generally described as being located at 642-646 and 645 Locust Street. Submitted by Taylor Design Group, P.A., for D & D Rental, Jon R. Davis and Tom M. Devlin, property owners of record.

ITEM NO. 6: RESCIND MINIMUM MAINTENANCE ROAD DESIGNATION FOR E1800 ROAD FROM N 900 THENCE SOUTH 0.8 MILE (BA)

MM-12-02-04: Request to rescind the minimum maintenance road designation for E 1800 Road from N 900 thence south approximately 0.8 mile. Requested by Douglas County Public Works for the Palmyra Township Board.

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

ITEM NO. 7: CONDITIONAL USE PERMIT FOR RURAL WATER DISTRICT #4 PUMP STATION; WEST OF E 1700 ROAD NORTH OF N 500 ROAD (SLD)

CUP-12-05-04: Conditional Use Permit for Rural Water District #4 Pump Station. The property is located west of E 1700 Road north of N 500 Road. Submitted by Ponzer-Youngquist, P.A., for Douglas County Rural Water District No. 4, applicant. Katharine Kelley is the property owner of record.

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

ITEM NO. 8A: **RS-1 TO RO-1; 0.86 ACRES; A PORTION OF 1045 E. 23RD STREET (PGP)**

Z-09-44-04: A request to rezone a tract of land approximately 0.86 acres from RS-1 (Single-Family Residential) District to RO-1 (Residence-Office) District. The property is a portion of the parcel located at 1045 East 23rd Street (with frontage along E. 24th Street). Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record. *(This item was deferred from the 12/15/04 Planning Commission meeting.)*

ITEM NO. 8B: **C-4 & RS-1 TO C-4; 2.55 ACRES; 1045 E. 23RD STREET (PGP)**

Z-09-45-04: A request to rezone a tract of land approximately 2.55 acres from C-4 (General Commercial) District & RS-1 (Single-Family Residential) District to C-4 (General Commercial) District. The property is described as being located at 1045 East 23rd Street. Submitted by Landplan Engineering, P.A., for A-Z Enterprises, property owner of record. *(This item was deferred from the 12/15/04 Planning Commission meeting.)*

NON-PUBLIC HEARING ITEM:

ITEM NO. 9A: **FINAL PLAT FOR HANSCOM-TAPPEN ADDITION (A.K.A. PARNELL PARK PRD); 1503 HASKELL AVENUE (SLD)**

PF-12-38-04: Final Plat for Hanscom-Tappen Addition (also known as Parnell Park PRD). This proposed planned residential development contains 30 single-family homes and is approximately 8.020 acres. The property is described as being located at 1503 Haskell Avenue. Submitted by Landplan Engineering for Parnell Investors, LLC. Harold C. and Caroline B. Shepard are property owners of record.

ITEM NO. 9B: **FINAL DEVELOPMENT PLAN FOR PARNELL PARK PRD; 1503 HASKELL AVENUE (SLD)**

FDP-12-18-04: Final Development Plan for Parnell Park PRD. This proposed planned residential development contains 30 single-family homes and is approximately 8.020 acres. The property is described as being located at 1503 Haskell Avenue. Submitted by Allen Belot for Harold C. and Caroline B. Shepard, property owners of record.

RESUME PUBLIC HEARING:

ITEM NO. 9C: **RS-2 TO PRD-1; 1.903 ACRES; 1535 HASKELL AVENUE (SLD)**

Z-12-54-04: A request to rezone a tract of land approximately 1.93 acres from RS-2 (Single-Family Residential) District to PRD-1 (Planned Residential Development) District. The property is described as being located at 1535 Haskell Avenue. Submitted by Allen Belot for Parnell Investors, LLC, property owner of record.

ITEM NO. 9D: PRELIMINARY DEVELOPMENT PLAN FOR PARNELL PARK II SINGLE FAMILY HOMES; 1535 HASKELL AVENUE (SLD)

PDP-12-11-04: Preliminary Development Plan for Parnell Park II Single Family Homes. This proposed planned residential development contains property approved as Parnell Park and additional adjacent property. The project includes 42 single-family homes on approximately 8.96 acres. The property is described as being located at 1503 and 1535 Haskell Avenue. Submitted by Allen Belot for Parnell Investors, LLC, property owner of record.

RECESS JANUARY 26TH MEETING.

RECONVENE MEETING ON FEBRUARY 2, 2005, 5:30 P.M., LAWRENCE ARTS CENTER, 940 NEW HAMPSHIRE STREET

ITEM NO. 10: SOUTHEAST AREA PLAN (SLD)

Conduct a public hearing on the draft **Southeast Area Plan**. The plan generally includes the area bounded on the north by K-10 (E. 23rd Street); on the west by O'Connell Road (E 1600 Road); on the east by Noria Road (E 1750 Road); and on the south by the Wakarusa River floodplain. The draft plan is available for viewing on or after 10-08-04 at the Lawrence/Douglas County Planning Office and at the department's website www.lawrenceplanning.org.

ITEM NO. 11A: M-1 TO PRD-2; 8.24 ACRES; 4500 W. BOB BILLINGS PARKWAY (PGP/SMS)

Z-12-53-04: A request to rezone a tract of land approximately 8.24 acres from M-1 (Research Industrial) District to PRD-2 (Planned Residential Development) District. The property is described as 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record.

ITEM NO. 11B: PRELIMINARY DEVELOPMENT PLAN FOR BELLA SERA AT THE PRESERVE; 4500 W. BOB BILLINGS PARKWAY (PGP/SMS)

PDP-12-14-04: Preliminary Development Plan request for Bella Sera at the Preserve. This proposed planned residential development contains 97 units and is approximately 8.24 acres. The property is described as being located at 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record.

ITEM NO. 12: 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 RM-1 (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 Peridian Group, Inc., for Mustard Seed Christian Fellowship, property owners of record.

ITEM NO. 13: AMENDMENT TO HORIZON 2020 – CHAPTER 7 (WBH)

CPA-2004-02: Amendment to Horizon 2020 to update Chapter 7 (Industrial and Employment-related Land Use).

PUBLIC COMMENT SECTION

CALENDAR

December 2004						
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 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					

PCCM meeting: 1/12 & 1/20

TAC meetings: 1/6 (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.)

CDSC (Commercial Design Standards Committee): 1/5 (Generally every two weeks on Tuesdays 8:00 – 9:30 a.m.)

ADJOURN