

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
JANUARY 23, 2006, 7:00-10:00 P.M.
JANUARY 25, 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 December 12, and December 14, 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 (JANUARY 23, 2006) MEETING:

ITEM NO. 1: **FINAL DEVELOPMENT PLAN FOR FAIRFIELD FARMS MULTI-FAMILY; SOUTHWEST CORNER OF K-10 HIGHWAY & O'CONNELL ROAD (SLD)**

FDP-08-13-05: Final Development Plan for Fairfield Farms Multi-Family. This proposed multiple-family residential development contains approximately 17.3457 acres and proposes construction of 55 townhouses and 205 apartments. The property is generally described as being located at the southwest corner of K-10 Highway and O'Connell Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, LLC, property owner of record.

ITEM NO. 2: **FINAL DEVELOPMENT PLAN FOR CANYON COURT APARTMENTS; 700 COMET LANE (SLD)**

FDP-11-17-05: Revised Final Development Plan for Canyon Court Apartments. The property is generally described as being located at 700 Comet Lane. The revised plan proposes the addition of a basketball court. Submitted by Robert Green for First Management, property owner of record.

ITEM NO. 3: FINAL PLAT FOR CYPRESS PARK ADDITION; 1801 LEARNARD AVENUE (PGP)

PF-11-43-05: Final Plat for Cypress Park Addition. The property is generally described as being located at 1801 Learnard Avenue. This proposed five-lot single-family residential subdivision contains approximately 2.229 acres. Submitted by Peridian Group, Inc., for Steve Standing, property owner of record.

ITEM NO. 4: FINAL PLAT FOR PIONEER RIDGE GOLF ESTATES; 408 HOMESTEAD DRIVE (MKM)

PF-12-45-05: Final Plat for Pioneer Ridge Golf Estates, a replat of Lot 11, less the north 20 feet, all of Lot 12, and Lot 13, less the west 30 feet, Block 15, Pioneer Ridge. This proposed three-lot single-family residential subdivision contains approximately 1.233 acres. The property is generally described as being located at 408 Homestead Drive. Submitted by Landplan Engineering, for John A. and Deanell R. Tacha, property owners of record.

ITEM NO. 5: FINAL PLAT FOR LANGSTON HEIGHTS; NORTH OF BOB BILLINGS PARKWAY BETWEEN K-10 AND DIAMONDHEAD SUBDIVISION (SLD)

PF-12-46-05: Final Plat of Langston Heights. This proposed residential subdivision contains approximately 27.57 acres and proposes the creation of 69 single-family and 19 duplex residential lots. The property is generally described as being located north of Bob Billings Parkway between K-10 and Diamondhead Subdivision. Submitted by Landplan Engineering, P.A. for Langston Heights, LC, property owner of record.

PUBLIC HEARING ITEMS:

SWEARING IN OF SPEAKERS:

ITEM NO. 6A: I-1 & A to RM-2; 12.329 ACRES; SOUTH OF E 23RD (K-10 HIGHWAY) BETWEEN O'CONNELL ROAD & FRANKLIN ROAD (SLD)

Z-06-39-05: A request to rezone a tract of land approximately 12.329 acres from I-1 (Limited Industrial) District and A (Agricultural) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the December Planning Commission meeting.*

ITEM NO. 6B: I-1 & A TO M-1; 17.889 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-41-05: A request to rezone a tract of land approximately 17.889 acres from I-1 (Limited Industrial) District and A (Agricultural) District to M-1 (Research Industrial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the December Planning Commission meeting.*

ITEM NO. 6C: B-1, I-1, & A TO C-5; 28.833 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)

Z-06-42-05: A request to rezone a tract of land approximately 28.833 acres from B-1 (Neighborhood Business) District, I-1 (Limited Industrial) District, and A (Agricultural) District to C-5 (Limited Commercial) District. The property is generally described as being located south of E. 23rd Street/K-10 Highway between O'Connell Road and Franklin Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, L.L.C., property owner of record. *This item was deferred from the December Planning Commission meeting.*

ITEM NO. 7: RM-2 TO RS-2; 2.15 ACRES; NORTH OF W. 5TH STREET BETWEEN WISCONSIN & MICHIGAN STREETS (MJL)

Z-10-67-05: A request to rezone a tract of land approximately 2.15 acres from RM-2 (Multiple-Family Residential) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of W. 5th Street between Wisconsin and Michigan Streets (1620, 1612, 1604, 1512, 1508, and 1500 W. 5th Street; and 446 Florida Street). Initiated by the City Commission on 10/25/05, based on recommendations in the HOP District Plan. *This item was deferred by the applicant from the December Planning Commission meeting.*

ITEM NO. 8: RM-3 TO RM-1; 2.19 ACRES; 1515 W. 7TH STREET (MJL)

Z-12-81-05: A request to rezone a tract of land approximately 2.19 acres from RM-3 (Multiple-Family Residential) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located south of W. 7th Street, east of Wisconsin Street (1515 W. 7th Street). *This item was initiated by the Planning Commission after recommending denial of a previous RM-3 to RM-2 rezoning request at their December 14, 2005, meeting.*

ITEM NO. 9: HIERARCHY OF PLANS (MJL)

Hold public hearing on **Hierarchy of Plans.**

ITEM NO. 10: BURROUGHS CREEK PLAN (MJL)

Conduct a hearing regarding **Burroughs Creek Plan**. The property bounded by Haskell Avenue on the east, E. 31st Street on the south, the eastern border of Haskell Indian Nation University on the west between E. 31st and E. 23rd Streets, Learnard Avenue on the west between E. 23rd and E. 15th Streets, Pennsylvania Street on the west between E. 15th and E. 11th Streets, Delaware Street on the west between E. 11th and E. 9th Streets, and W. 9th Street on the north. Initiated by the City Commission in October 2004.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

MISC. ITEM NO. 2:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on January 25, 2006

BEGIN PUBLIC HEARING (JANUARY 25, 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:

ITEM NO. 11: **A TO A-1; 9.53 ACRES; 621 E 1750 ROAD (PGP)**

Z-12-79-05: A request to rezone a tract of land approximately 9.53 acres from A (Agricultural) District to A-1 (Suburban Home) District. The property is generally described as being located at 621 E 1750 Road. Submitted by David McFarlane, contract purchaser, for James R. Smart, property owner of record.

ITEM NO. 12A: **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 (Plan 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 Properties, LLC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties, LLC, 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. 12B: **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 (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 Properties, LLC, Oread, LC, Tanglewood, LC, Kentucky Place, LC, JDS Kansas, LC, Venture Properties, LLC, 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. 12C: 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, 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.*

Deferred

ITEM NO. 12D: 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, 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.*

Deferred

ITEM NO. 12E: 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 (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, 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.*

Deferred

NON-PUBLIC HEARING ITEM:

ITEM NO. 12F: PRELIMINARY PLAT FOR MERCATO; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

PP-05-10-05: Preliminary Plat for Mercato. The proposed residential and commercial development contains approximately 1.5 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., 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. *This item was deferred from the October Planning Commission meeting.*

Deferred

RESUME PUBLIC HEARING:

ITEM NO.13: PRELIMINARY DEVELOPMENT PLAN FOR NORTHGATE COMMERCIAL; SOUTH OF W. 6TH STREET BETWEEN GEORGE WILLIAMS WAY (EXTENDED) AND THE SOUTH LAWRENCE TRAFFICWAY/K10 (SLD)

PDP-09-08-05: Revised Preliminary Development Plan for Northgate Commercial (aka: Diamondhead). This proposed planned commercial development contains approximately 31.005 acres. The property is generally described as being located south of W. 6th Street between George Williams Way (extended) and the South Lawrence Trafficway/K-10. The plan proposes 198,714 gross square feet of commercial uses including a convenience store, drug store, bank, and five other retail buildings. Submitted by Landplan Engineering, P.A., for Diamondhead Limited Partnership, property owner of record.

ITEM NO. 14: RS-2 TO RM-D; 8.19 ACRES; NORTH OF HARVARD ROAD & EAST OF GEORGE WILLIAMS WAY (SLD)

Z-12-78-05: A request to rezone a tract of land approximately 8.19 acres from RS-2 (Single-Family Residential) District to RM-D (Duplex Residential) District. The property is generally described as being located north of Harvard Road and east of George Williams Way, and is a portion of Greentree Subdivision. Submitted by Paul Werner Architects for Harvard, LC, property owner of record.

ITEM NO. 15: COMPREHENSIVE PLAN AMENDMENT – CHAPTER 9 – PARKS, RECREATION, AND OPEN SPACES (PGP/BE)

CPA-2005-02: Receive comments from City/County Commission regarding Comprehensive Plan Amendment (CPA) to Horizon 2020, Chapter 9 – Parks, Recreation, and Open Space. This chapter was considered at the May 25th Planning Commission meeting and referred to the Parks and Recreation Committee for further review. Planning Commission recommended approval on September 28, 2006, and forwarded amendment to governing bodies. *This item was deferred from the December Planning Commission meeting.*

ITEM NO. 16: COMPREHENSIVE PLAN AMENDMENT: CHAPTER 8 - TRANSPORTATION (BA/BE)

CPA-2005-01: Receive comments from City/County Commission regarding Comprehensive Plan Amendment (CPA) to Horizon 2020, Chapter 8 – Transportation. This chapter was considered at the May 25th Planning Commission meeting and referred to the Comprehensive Plans Committee (CPC) for additional review. Planning Commission recommended approval on September 26, 2006, and forwarded amendment to governing bodies. *This item was deferred from the December Planning Commission meeting.*

PUBLIC COMMENT SECTION

CALENDAR

December 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

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				

- PCCM meeting:** 1/11; 2/8
- CND meeting:** 1/16; 1/30 (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
- T2030 meeting:** (Generally every three weeks on Tuesday, 12:00 noon – 1:30 p.m.)
- TAC meetings:** 2/7 (Generally 1st Tuesday of month, 1:30 – 2:30)
- CPC meetings:** 1/9; 1/23 (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)
- Gateways Sub-committee:** (Generally 1st & 3rd Tuesdays, 2:30 – 3:30 p.m.)
- CZC meeting:** (No set meeting schedule)
- SPC meetings:** (No set meeting schedule)

ADJOURN