



**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  
JANUARY 25 & 27, 2010 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of November 16 and 18, 2009.

Receive and amend or approve the minutes from the Planning Commission meeting of December 14 and 16, 2009.

**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) Receive written action of any waiver requests/determinations made to the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

**REGULAR AGENDA (JANUARY 25, 2010) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 RS7 TO RMO; 8.71 ACRES; 3312 CALVIN DR (SLD)**

**Z-12-30-09:** Consider a request to rezone approximately 8.71 acres from RS7 (Single-Dwelling Residential) to RMO (Multi-Dwelling Residential-Office), located at 3312 Calvin Drive. Submitted by Landplan Engineering, for Grace Evangelical Presbyterian Church, property owner of record.

**ITEM NO. 2 SPECIAL USE PERMIT FOR RESEARCH SERVICES; 645-647  
MASSACHUSETTS ST (SLD)**

**SUP-12-11-09:** Consider a Special Use Permit to expand Research Services in portions of existing buildings located at 645-647 Massachusetts Street. The proposed use is located on portion of Lot 15 and all of Lots 17 and 19 Massachusetts Street. Submitted by Barber Emerson, LC, for GCB Holdings, LC, property owner of record.

**ITEM NO. 3 RSO TO RM15; 10.97 ACRES; 4300 W 24<sup>TH</sup> PL (SLD)**

**Z-7-11-09:** Reconsider a request to rezone approximately 10.97 acres, located on the SE corner of Inverness and Clinton Parkway, 4300 W. 24<sup>th</sup> Place, from RSO (Single-Dwelling Residential Office) to RM15 (Multi-Dwelling Residential). Submitted by BG Consultants Inc, for Inverness Park LP, property owner of record. *This item was originally heard by Planning Commission on 9/21/09. City Commission returned this item on 12/15/09 for additional consideration.*

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

~~**ITEM NO. 4 — RSO & PRD TO RM12; 6.5 ACRES; 2451 CROSSGATE & 3901 W 24<sup>TH</sup> PL (SLD)**~~

~~**Z-11-19-09:** Consider a request to rezone approximately 6.5 acres from RSO (Single-Dwelling Residential Office) & PRD (Planned Residential Development) to RM12 (Multi-Dwelling Residential) located at 2451 Crossgate Drive and 3901 West 24<sup>th</sup> Place. Submitted by BG Consultants, for Inverness Park, L.P., property owner of record.~~

**\*\*WITHDRAWN BY APPLICANT\*\***

~~**ITEM NO. 5A — CS, COUNTY A, COUNTY I-1 TO IL; 2.65 ACRES; 2176 E 23<sup>RD</sup> ST (SLD)**~~

~~**Z-10-18-09:** Consider a request to rezone approximately 2.65 acres from CS (Strip Commercial), County A (Agricultural), and County I-1 (Limited Industrial) to IL (Limited Industrial) for Lawrence Community Shelter, located at 2176 E 23<sup>rd</sup> Street. *Initiated by City Commission on 9/15/09.*~~

**\*\*WITHDRAWN BY APPLICANT\*\***

~~**ITEM NO. 5B — SPECIAL USE PERMIT FOR LAWRENCE COMMUNITY SHELTER; 2176 E 23<sup>RD</sup> ST (SLD)**~~

~~**SUP-9-9-09:** Consider Special Use Permit for Lawrence Community Shelter, approximately 2.65 acres, located at 2176 E 23<sup>rd</sup> Street and a portion of former Farmland Industries property. Submitted by Grob Engineering Services, for Gary L. Bartz Trust, property owner of record. *Initiated by City Commission on 9/15/09. Deferred by Planning Commission 11/16/09.*~~

**\*\*WITHDRAWN BY APPLICANT\*\***

~~**ITEM NO. 6 — CONDITIONAL USE PERMIT FOR MIDLAND JUNCTION SAND FACILITY; E-1400 RD & N-2000 RD (SLD)**~~

~~**CUP-8-8-09:** Consider a Conditional Use Permit for Midland Junction Sand Facility, on approximately 310 acres, generally located southwest of the intersection of E 1400 Rd & N 2000 Rd. Submitted by Landplan Engineering, for RCS Properties LLC, property owner of record. *Deferred from 12/14/09 Planning Commission.*~~

## MISCELLANEOUS NEW OR OLD BUSINESS

**MISC NO. 1** Consider changes to the Planning Commission by-laws related to Ex Parte Communications. **(JJM)**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on January 27, 2010.**

## BEGIN PUBLIC HEARING (JANUARY 27, 2010):

### 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.

### NON-PUBLIC HEARING ITEMS:

#### ITEM NO. 7 FINAL DEVELOPMENT PLAN FOR PARKWAY PLAZA; 2121 KASOLD DR (MKM)

**FDP-11-10-09:** Consider a revised Final Development Plan for Parkway Plaza PCD Phase IV-B, located at 2121 Kasold Drive. Submitted by Landplan Engineering, for Patrick Alexander, property owner of record.

### PUBLIC HEARING ITEMS:

#### ITEM NO. 8 PRELIMINARY PLAT FOR PINES INTERNATIONAL ADDITION; 1997 E 1400 RD (MKM)

**PP-11-6-09:** Consider a Preliminary Plat for Pines International Addition, a one lot addition of approximately 2.3 acres, located at 1997 E 1400 Rd, and variance from Section 20-810(d)(4)(ii) to permit dedication of less than 120 ft of right of way for a principal arterial. Submitted by Grob Engineering Services, LLC for PINES International Inc., property owner of record.

#### ITEM NO. 9 UR TO CO; 2.98 ACRES; 525 WAKARUSA DR (MKM)

**Z-11-20-09:** Consider a request to rezone approximately 2.98 acres from UR (Urban Reserve) to CO (Office Commercial), located at 525 Wakarusa Drive. Submitted by Bartlett & West, Inc., for CPC Ventures, Inc., property owner of record.

#### ITEM NO. 10 COMPREHENSIVE PLAN AMENDMENT TO CHAPTER 14 (MJL)

**CPA-2-1-09:** Consider a Comprehensive Plan Amendment to Chapter 14 – Specific Plans to approve and incorporate by reference the Oread Neighborhood Plan.

#### ITEM NO. 11 SPECIAL USE PERMIT FOR LAWRENCE COMMUNITY SHELTER; 214 W 10<sup>TH</sup> ST/944 KENTUCKY ST (SLD)

**SUP-10-10-09:** Consider extending the time period for a Special Use Permit for Lawrence Community Shelter, located at 214 W 10<sup>th</sup> St/944 Kentucky St. Submitted by Lawrence Community Shelter, for James Dunn, property owner of record.

### **\*\*DEFERRED\*\***

#### ~~ITEM NO. 12 AMENDMENTS TO DEVELOPMENT CODE; ENVIRONMENTALLY SENSITIVE AREAS (MKM)~~

~~**TA-12-27-07:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to revise the Protection Standards for Environmentally Sensitive Areas and to provide more precise definitions. *Deferred from 9/21/09 Planning Commission. A report on possible incentives was presented to Planning Commission at their 11/18/09 meeting.*~~

**ITEM NO. 13      AMENDMENTS TO ZONING REGULATIONS; BUSINESS DISTRICT (MKM)**

**TA-10-22-09:** Consider Text Amendment to the Zoning Regulations for the Unincorporated Territory of Douglas County to create a new Business District to support rural conference, recreational, and tourism sites. *Initiated by the Board of County Commissioners on 6/24/09 Deferred from 11/18/09 Planning Commission.*

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**PUBLIC COMMENT SECTION**

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**CALENDAR**

December 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		

January 2010						
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 2010						
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:** (12/2, 1/13, 2/10)
- 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**