

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM,  
AGENDA FOR NON-PUBLIC HEARING ITEMS –JULY 25, 2005, 7:00-10:00 P.M.  
AGENDA FOR PUBLIC HEARING ITEMS – JUNE 27, 2005 6:30 – 10:30 P.M.**

**GENERAL BUSINESS:  
PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meetings of June 20, and June 22, 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 (JULY 25, 2005) MEETING:**

**ITEM NO 1:           **FINAL PLAT FOR FAMILY VIDEO MOVIE CLUB ADDITION; 1818 MASSACHUSETTS (LAP)****

**PF-06-22-05:** Final Plat for Family Video Movie Club Addition, a Replat of Lots 11 & 12 and the north 50 feet of lot 22 & all of lots 23 & 24, Block 16, Babcock's Enlarged Addition. The property is generally described as being located at 1818 Massachusetts. This proposed one-lot commercial subdivision contains approximately 1.004 acres. Submitted by Landplan Engineering, P.A., for Family Video, contract purchaser, and First National Bank of Lawrence, property owner of record.

**ITEM NO 2:           **PRELIMINARY PLAT FOR HOUT PROPERTY; NORTH OF N 1000 ROAD AND WEST OF E 1500 ROAD (SLD)****

**PP-06-11-05:** Preliminary Plat for Hout Property. The property is generally described as being located north of N 1000 Road and west of E 1500 Road. This proposed one-lot suburban residential subdivision contains approximately six acres. Submitted by Landplan Engineering, P.A., for Jeffrey and Jaclyn Hout, property owners of record.

**ITEM NO 3: FINAL DEVELOPMENT PLAN FOR HUTTON FARMS WEST; NORTH OF PETERSON ROAD, EAST OF MONTEREY WAY (EXTENDED) (SLD)**

**FDP-06-07-05:** Final Development Plan request for Hutton Farms West. This proposed single-family and multiple-family residential development contains approximately 38.423 acres. The property is generally described as being located north of Peterson Road and east of Monterey Way (extended). Submitted by Paul Werner Architects, L.L.C., for North Forty L.C., property owner of record.

**ITEM NO 4A: PRELIMINARY PLAT FOR LAWRENCE COUNTRY CLUB ADDITION NO. 2; 2501 PRINCETON BLVD. (SLD)**

**PP-06-13-05:** Preliminary Plat for Lawrence Country Club Addition No. 2. The property is generally described as being located at 2501 Princeton Blvd. This proposed one-lot subdivision contains approximately 0.957 acre. Submitted by Landplan Engineering for Lawrence Country Club, property owner of record.

**ITEM NO 4B: FINAL PLAT FOR LAWRENCE COUNTRY CLUB ADDITION NO 2; 2501 PRINCETON BLVD (SLD)**

**PF-06-23-05:** Final Plat for Lawrence Country Club Addition No. 2, a final plat of a portion of the Lawrence Country Club Golf Course and the right-of-way for Yorkshire Drive south of Princeton Boulevard. The property is generally described as being located at 2501 Princeton Blvd. This proposed one-lot subdivision contains approximately 0.957 acre. Submitted by Landplan Engineering for Lawrence Country Club, property owner of record.

**ITEM NO 5A: PRELIMINARY PLAT FOR MOON SUBDIVISION; 832 MAPLE STREET (PGP)**

**PP-06-14-05:** Preliminary Plat for Moon Subdivision. The property is generally described as being located at 832 Maple Street. This proposed single-family residential subdivision contains approximately 0.817 acres. Submitted by BG Consultants for JMC Construction, Inc., property owner of record.

**ITEM NO 5B: FINAL PLAT FOR MOON SUBDIVISION, A REPLAT OF LOT 6 NORTH LAWRENCE ADDITION NO. 11; 832 MAPLE STREET (PGP)**

**PF-06-24-05:** Final Plat for Moon Subdivision, A Replat of Lot 6, North Lawrence Addition No. 11. The property is generally described as being located at 832 Maple Street. This proposed four-lot single-family residential subdivision contains approximately 0.817 acres. Submitted by BG Consultants for JMC Construction, Inc., property owner of record.

**REGULAR AGENDA – SWEARING IN OF SPEAKERS:**

**PUBLIC HEARING ON VARIANCE REQUEST ONLY:**

**ITEM NO 6:            PRELIMINARY PLAT FOR CYPRESS PARK ADDITION; 1801  
LEARNARD AVENUE (PGP)**

**PP-06-15-05:** Preliminary 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.

**BEGIN PUBLIC HEARING (JULY 25, 2005)**

**ITEM NO 7A:            M1-A TO RS-2; 8.0 ACRES; NORTH OF 31<sup>ST</sup> STREET AND EAST  
OF HASKELL AVENUE (LAP)**

**Z-06-36-05:** A request to rezone a tract of land approximately eight acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of 31<sup>st</sup> Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record.

**ITEM NO 7B:            M1-A TO RS-2; 2.09 ACRES; NORTH OF 31<sup>ST</sup> STREET AND EAST  
OF HASKELL AVENUE (LAP)**

**Z-06-37-05:** A request to rezone a tract of land approximately 2.09 acres from M-1A (Light Industrial) District to RS-2 (Single-Family Residence) District. The property is generally described as being located north of 31<sup>st</sup> Street and east of Haskell Avenue. Submitted by Landplan Engineering, P.A., for Mary's Lake Properties, L.L.C., property owner of record.

**PUBLIC HEARING ON VARIANCE REQUEST ONLY:**

**ITEM NO 7C:            PRELIMINARY PLAT FOR MARY'S LAKE ADDITION; NORTH OF  
31<sup>ST</sup> STREET AND EAST OF HASKELL AVENUE (LAP)**

**PP-06-12-05:** Preliminary 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 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.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

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

**MISC. ITEM NO. 2:**

Request for concurrent submission of preliminary and final plats for property at 1620 E652 Road (related to Z-04-25-05 recommended for approval by PC in May).

**MISC. ITEM NO. 3:**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on July 27, 2005**

**BEGIN PUBLIC HEARING (JULY 27, 2005):**

**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:**

**NON-PUBLIC HEARING ITEM:**

**ITEM NO 8A: ANNEXATION OF 17.52 ACRES NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)**

**A-01-02-05:** Annexation request to rezone a tract of 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. *This item was deferred from the 6/22/05 Planning Commission meeting.*

**RESUME PUBLIC HEARING:**

**ITEM NO 8B: 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 approximately 61.64 acres from A (Agriculture) District to PCD-2 (Professional Office 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 6/22/05 Planning Commission meeting.*

**ITEM NO 8C: 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 approximately 19.89 acres from A (Agriculture) District to RO-1A (Residence-Care) 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 6/22/05 Planning Commission meeting.*

**ITEM NO 8D:           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 6/22/05 Planning Commission meeting.*

**ITEM NO 8E:           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 6/22/05 Planning Commission meeting.*

**ITEM NO 8F:           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 (Medium Density 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 6/22/05 Planning Commission meeting.*

**NON-PUBLIC HEARING ITEM:**

**ITEM NO 8G:           PRELIMINARY PLAT FOR MERCATO; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)**

**PP-05-10-05:** 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. *This item was deferred from the 6/22/05 Planning Commission meeting.*

**RESUME PUBLIC HEARING:**

**ITEM NO 9:           A TO B-2; 34.35 ACRES; SOUTHEAST CORNER OF HIGHWAY 56  
AND HIGHWAY 59 (PGP)**

**Z-04-30-05:** A request to rezone a tract of land approximately 34.35 acres from A (Agricultural) District to B-2 (General Business) District. The property is generally described as being located at the southeast corner of Highways 56 and 59. Submitted by Joseph Daniels, Jr., for Joseph Daniels, Sr., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

**ITEM NO 10A:       A TO RS-2; 3.973 ACRES; SOUTHEAST CORNER OF WAKARUSA  
DRIVE AND EISENHOWER DRIVE (LAP)**

**Z-04-27-05:** A request to rezone a tract of land approximately 3.973 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located at the southeast corner of Wakarusa and Eisenhower Drives. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

**ITEM NO 10B:       A TO RM-1; 11.165 ACRES; WEST OF WAKARUSA DRIVE AND  
EAST OF EISENHOWER DRIVE (LAP)**

**Z-04-28-05:** A request to rezone a tract of land approximately 11.165 acres from A (Agricultural) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

**NON-PUBLIC HEARING ITEM:**

**ITEM NO 10C:       PRELIMINARY PLAT FOR GLENWOOD ADDITION; WEST OF  
WAKARUSA DRIVE AND EAST OF EISENHOWER DRIVE (LAP)**

**PP-04-07-05:** Preliminary Plat for Glenwood Addition. This proposed 12-lot single-family residential and one-lot multiple-family residential subdivision contains approximately 12.605 acres. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record. *This item was deferred by the applicant from the June Planning Commission meeting.*

**RESUME PUBLIC HEARING:**

**ITEM NO. 11: RS-2 TO RM-D; 26.711 ACRES; NORTH OF HARVARD ROAD AND EAST OF GEORGE WILLIAMS WAY (SLD)**

**Z-06-35-05:** A request to rezone a tract of land approximately 26.711 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 and east of George Williams Way. Submitted by Paul Werner Architects for Harvard, L.C, property owner of record.

**ITEM NO. 12: RM-1 TO POD-1; 3.2677 ACRES; EAST OF WAKARUSA DRIVE AND NORTH OF HARVARD ROAD (PGP)**

**Z-06-43-05:** A request to rezone a tract of land approximately 3.2677 acres from RM-1 (Multiple-Family Residential) District to POD-1 (with restrictions) (Planned Office Development) District. The property is generally described as being located east of Wakarusa Drive and north of Harvard Road. Submitted by Peridian Group, Inc., for Mustard Seed Christian Fellowship, property owners of record.

**ITEM NO. 13A: A TO RM-D; 39.4204 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**Z-06-38-05:** A request to rezone a tract of land approximately 39.4204 acres from A (Agricultural) District to RM-D (Multiple-Family Residential) District. The property is generally described as being located south of E. 2nd Street and 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.

**ITEM NO. 13B: A TO RM-2; 15.2863 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**Z-06-39-05:** A request to rezone a tract of land approximately 15.2863 Acres from A (Agricultural) District to RM-2 (Multiple-Family Residential) District. The property is generally described as being located south of E. 2nd Street and 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.

**ITEM NO. 13C: A TO RS-2; 33.3692 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**Z-06-40-05:** A request to rezone a tract of land approximately 33.3692 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located south of E. 2nd Street and 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.

**ITEM NO. 13D: A TO M-1; 17.1220 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**Z-06-41-05:** A request to rezone approximately 17.1220 acres from A (Agricultural) District to M-1 (Residential Medium Density). The property is generally described as being located south of E. 23<sup>rd</sup> 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.

**ITEM NO. 13E: A TO C-5; 26.6436 ACRES; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**Z-06-42-05:** A request to rezone approximately 26.6436 acres from A (Agricultural) District to C-5 (Light Commercial). The property is generally described as being located south of E. 23<sup>rd</sup> 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.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 13F: PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION; SOUTH OF K-10 HIGHWAY BETWEEN O'CONNELL ROAD AND FRANKLIN ROAD (SLD)**

**PP-06-16-05:** Preliminary Plat for Fairfield Farms East Addition. This proposed 233 lot mixed use subdivision contains approximately 233 acres. The property is generally described as being located south of E. 23<sup>rd</sup> 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.

**RESUME PUBLIC HEARING:**

**ITEM NO. 14: TEXT AMENDMENT TO ARTICLE 26, COUNTY ZONING REGULATIONS (MKM)**

**TA-06-01-05:** Consider text amendment to the County Zoning Regulations (Article 26) regarding building permit fees, Building permit expiration, and elimination of conflict between Zoning Regulations and adopted building codes. This item was initiated by the Board of County Commissioners at their May 4, 2005, meeting.

**ITEM NO. 15: COMPREHENSIVE PLAN AMENDMENT TO ADD NEW CHAPTER REGARDING RURAL PLANNING & DEVELOPMENT (DRG)**

**CPA-2005-04:** Consider an amendment to the Comprehensive Plan, Horizon 2020, which proposes to incorporate into the plan a new chapter pertaining specifically to rural planning and development of the unincorporated areas of Douglas County. This draft chapter has been prepared by members of the Rural Planning Committee, a subcommittee appointed by the Chair of the Lawrence-Douglas County Metropolitan Planning Commission. This item was initiated by the Planning Commission at their June meeting. The draft chapter and other associated background documents related to the chapter are posted on the Lawrence-Douglas County Planning Office website, [www.lawrenceplanning.org](http://www.lawrenceplanning.org).

**PUBLIC COMMENT SECTION**

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**CALENDAR**

June 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	09	30		

July 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						

August 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:** July 13; August 10; September 14
- TAC meetings:** (Generally 1<sup>st</sup> 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.)
- PRC meeting**

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**ADJOURN**