

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS**

JULY 24, 2006, 7:00-10:00 P.M.

JULY 26, 2006 6:30 – 10:30 P.M.

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of June 26 and 28, 2006.

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 24, 2006) MEETING:

**ITEM NO. 1: **AMENDMENT OF UNIFIED PLANNING WORK PROGRAM (UPWP)
BUDGET (WWA)****

Amendment of Unified Planning Work Program (UPWP) budget Revisions to the UPWP budget to adjust funding for several work elements. As required by federal regulations, funding tables are being revised for work elements and expense categories to reflect carryover amounts from 2005.

**ITEM NO. 2: **FINAL PLAT FOR MERCATO ADDITON 1ST PLAT; NORTH OF
HIGHWAY 40 & EAST OF HIGHWAY K-10 (MKM)****

PF-06-15-06: Final Plat for Mercato Addition 1st Plat, North of Highway 40 & East of Highway K-10. This proposed residential lot contains approximately 49.995 acres. Submitted by Landplan Engineering, PA, for Kentucky Place, LC, property owner of record.

REGULAR AGENDA (JULY 24, 2006) MEETING:
SWEARING IN OF SPEAKERS:

NON-PUBLIC HEARING ITEM:
(Public Hearing on Variance Request Only)

ITEM NO. 3: **PRELIMINARY PLAT FOR OREAD WEST NO. 16; SW CORNER OF RESEARCH PARK & LEGENDS DRIVE (MKM)**

PP-06-09-06: Preliminary Plat request for Oread West No. 16, located SW corner, Research Park & Legends Drive. Approximately 6.78 acres. Submitted by Landplan Engineering for Alvamar Inc., property owner of record.

PUBLIC HEARING ITEMS:

ITEM NO. 4A: **RS-2 [RS7] to RS5; 1.40 ACRES; NEAR BULLENE AVENUE AND LASALLE STREET**

Z-05-13-06: A request to rezone a tract of land approximately 1.40 acres, from RS-2 [RS7] (Single-Family Residence) to RS5 (Single-Dwelling Residential). The property is generally described as being located near Bullene Avenue and LaSalle Street. Submitted by Rebecca Buford of Tenants to Homeowners, Inc., property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 4B: **REPLAT OF HOMEWOOD GARDENS ADDITION; LOTS 1-4, BLOCK 9 & LOTS 4-6, BLOCK 10 (MKM)**

PF-06-14-06: Replat of Homewood Gardens Addition, replat of lots 1-4, block 9 & lots 4-6, block 10. Submitted by Bartlett & West Engineers, Inc, for Tenants to Homeowners, Inc, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 5: **USE PERMITTED UPON REVIEW FOR A MAIN LIVING UNIT AND THREE RENTAL UNITS; 805 OHIO STREET (MKM)**

UPR-05-08-06: Use Permitted upon Review request for a Main Living Unit and three Rental Units, located at 805 Ohio Street. Submitted by Daniel Riedemann, applicant, for Kenneth Riedemann, property owner of record.

ITEM NO. 6: **AMENDMENT TO COMPREHENSIVE PLAN REGARDING CHAPTER 9 – PARKS, RECREATION, AND OPEN SPACE (PGP)**

CPA-2005-02: Planning Commission discussion on the Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 9 – Parks, Recreation, and Open Space.** *This item was returned from the governing body for reconsideration.*

ITEM NO. 7A: TEXT AMENDMENT TO CHAPTER 20 DEVELOPMENT CODE (SMS)

TA-05-03B-06: Consider revisions to Chapter 20, Development Code to correct inconsistencies since adopted.

ITEM NO. 7B: TEXT AMENDMENT TO CHAPTER 20 DEVELOPMENT CODE (SMS)

TA-06-04-06: Consider revisions to Chapter 20, Development Code to correct inconsistencies since adopted.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

Consider revisions to PC By-Laws.

MISC. ITEM NO. 2:

Authorize Chair to sign letters of support for KDOT Applications for KLINK, Geometric Improvements, and Economic Development projects to be submitted by the City of Lawrence.

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on July 26, 2006

BEGIN PUBLIC HEARING (JULY 26, 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. 8 : **USE PERMITTED UPON REVIEW FOR EXPANSION AT LAWRENCE MEMORIAL HOSPITAL; 325 MAINE STREET (LAP)**

UPR-04-04-06: Use Permitted upon Review request for the expansion of Lawrence Memorial Hospital, located at 325 Maine Street. Submitted by Landplan Engineering, PA, for the City of Lawrence, property owner of record. *This item was deferred from the June Planning Commission meeting.*

ITEM NO. 9: **PRELIMINARY DEVELOPMENT PLAN FOR MIRACON PLAZA; NORTHEAST CORNER OF WAKARUSA DRIVE & CLINTON PARKWAY (LAP)**

PDP-01-03-06: Preliminary Development Plan for Miracon Plaza. This proposed planned commercial development contains approximate 5.05 acres and proposes a car wash, convenience store, commercial/office buildings, and a restaurant. The property is generally described as being located at the northeast corner of Wakarusa Drive and Clinton Parkway. Submitted by Landplan Engineering, P.A., for Off-Piste, Inc., property owners of record. *This item was deferred from the March Planning Commission meeting.*

ITEM NO. 10: **REVISED PRELIMINARY DEVELOPMENT PLAN FOR ABERDEEN ON 6TH STREET; SOUTHEAST CORNER OF W. 6TH STREET & STONERIDGE DRIVE (SLD)**

PDP-01-02-06: Revised Preliminary Development Plan for Aberdeen on 6th Street. This proposed multi-family planned residential development contains 104 proposed apartment units and four duplex units on approximately 9.59 acres. The property is generally described as being located at the southeast corner of W. 6th Street and Stoneridge Drive. Submitted by Landplan Engineering for MS Construction Co., Inc., property owners for record. (Deferred from May and June PC meetings).

ITEM NO. 11: **RS-2 [RS7] to CN1; .134 ACRES; 917 DELAWARE (SLD)**

Z-06-14-06: A request to rezone a tract of land approximately .134 acres from RS-2 [RS7] (Single-Family Residential) to C-1 (Community Neighborhood Commercial). The property is located at 917 Delaware. Submitted by [redacted] a [redacted] Sinelli Law Firm, for Robert & Molly Krause, property owners of record.

Deferred

ITEM NO. 12A: RS-2 [RS7] TO PRD-1; .85 ACRES; 1511 HASKELL AVENUE (SLD)

Z-06-15-06: A request to rezone a tract of land approximately .85 acres, from RS-2 [RS7] (Single-Family Residence) to PRD-1 (Planned Residential). The property is located at 1511 Haskell Avenue. Submitted by Landplan Engineering for Jerry Willis, property owner of record.

ITEM NO. 12B: PRELIMINARY DEVELOPMENT PLAN FOR HANSCOM-TAPPAN ADDITION III; .85 ACRES; 1511 HASKELL AVENUE (SLD)

PDP-06-05-06: Preliminary Development Plan for Hanscom-Tappan Addition III. Approximately .85 acres. The property is located at 1511 Haskell Avenue. Submitted by Landplan Engineering for Jerry Willis, property owner of record.

ITEM NO. 13: M-2 [IG] & M1-A [IL] to CO; 3.91 ACRES; 800 BLOCK LYNNE ST (MJL)

Z-06-17-06: A request to rezone a tract of land approximately 3.91 acres, from M-2 [IG] (General Industrial) and M1-A [IL] (Light Industrial) to CO (Office Commercial). The property is generally described as being located by Lynn and Homewood Streets on the North & South, and Bullene and Haskell Avenues to the West & East. 800 Block of Lynn Street. *Rezoning initiated by City Commission.*

ITEM NO. 14: A-1 TO B-3; 6.18 ACRES; E 900 ROAD (SLD)

Z-05-10-06: A request to rezone a tract of land approximately 6.18 acres from A-1 (Suburban Home Residential) District to B-3 (Limited Commercial) District. The property is generally described as being located at E 900 Road, north of Lot 1 Clinton Cove #2. Submitted by Robert D. Voth, applicant, for Windover Community of Lawrence, LLC, property owner of record.

ITEM NO. 15: CONDITIONAL USE PERMIT REQUEST FOR T-MOBILE 150' MONOPOLE CELL TOWER & EQUIPMENT TOWER (SLD)

CUP-06-05-06: Conditional Use Permit request for T-Mobile, located at 1754 E 1200th Road. Submitted by Selective Site Consultants for Richie Lee and Karla Jo Nathan, property owners of record.

PUBLIC COMMENT SECTION

CALENDAR

July 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					

August 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		

September 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

- PCCM Meeting:** 7/12; 8/9
TAC Meeting: 7/11; 8/1 (Generally 1st Tuesday of month, 12:00 – 12:30)
CPC Meeting: 7/25; 8/22 (Generally every two weeks on Tuesday, 12:30 – 1:30)
RPC meeting: (Generally every two weeks on Thursdays, 4:30 – 6:00 p.m.)
CZC meeting: (No set meeting schedule)
SPC meetings: (No set meeting schedule)
CND meeting: 7/17, 7/31, 8/14, 8/28; (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
T2030 meeting: 7/14; 7/28; 8/11, 8/25 (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

ADJOURN