

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

JULY 23, 2007 6:30 – 10:30 P.M.

JULY 25, 2007 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 25 and 27, 2007.

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.
- e) Receive presentation from KDOT and City Engineer regarding W 6th Street Traffic Micro-Simulation.

REGULAR AGENDA (JULY 23, 2007) MEETING:

SWEARING IN OF SPEAKERS:

PUBLIC HEARING ITEMS:

Recess LDCMPC

Convene MPO

ITEM NO. 1: MPO CONSIDER RECOMMENDATIONS FROM TAC (DCM)

Acting in its role as the Metropolitan Planning Office (MPO), consider recommendations from 07/10/07 Technical Advisory Committee (TAC) meeting.

Recess MPO

Reconvene LDCMPC

ITEM NO. 2: PRD-2 TO OS; 1.623 ACRES; SE CORNER OF CONGRESSIONAL & OVERLAND. (LAP)

Z-09-25-06: A request to rezone a tract of land approximately 1.623 acres, from PRD-2 (Planned Residential Development) to OS (Open Space). The property is located on the SE corner of Congressional and Overland. Submitted by BFA, Inc., for Village Meadow's LLC, property owner of record.

ITEM NO. 3: PRELIMINARY DEVELOPMENT PLAN FOR 6TH & WAKARUSA; NW CORNER OF 6TH ST & WAKARUSA DR (LAP)

PDP-06-02-07: Preliminary Development Plan for 6th & Wakarusa, located at the NW corner of 6th Street & Wakarusa Drive, North side of Highway 40. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

ITEM NO. 4A: PCD-2 TO PCD-2; 25.97 ACRES; NE CORNER OF 6TH ST & WAKARUSA DR (PGP)

Z-06-07-07: A request to rezone a tract of land approximately 25.97 acres from conditionally approved PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located at the northeast corner of W. 6th Street and Wakarusa Drive. Submitted by Landplan Engineering, P.A., for Free State Holdings Inc, Free State Group LLC and Michael Treanor contract purchasers. The property owners are Carolena Ltd. and HenrysFlower LLC.

ITEM NO. 4B: PRD-2 TO PRD-3; 25.97 ACRES; NE CORNER OF 6TH ST & WAKARUSA DR (PGP)

Z-06-08-07: A request to rezone a tract of land approximately 16.53 acres, from PRD-2 (Planned Commercial Development) to PRD-3 (Planned Commercial Development). The property is located at the southwest corner of Folks Road and Overland Drive. Submitted by Landplan Engineering, Inc. for Free State Holdings Inc, Free State Group LLC and Michael Treanor contract purchasers. The property owners are Carolena Ltd. and HenrysFlower LLC.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on July 25, 2007.

BEGIN PUBLIC HEARING (JULY 25, 2007):

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. 5: SPECIAL USE PERMIT; 637 TENNESSEE (SLD)

SUP-04-05-07: Special Use Permit for renovations at 637 Tennessee Street. Submitted by Serina Hearn and Tom Hearn, Rainbow Works LLC, property owner of record. (Deferred from the July 25, 2007 meeting)

ITEM NO. 6: RS10 & COUNTY A TO RS5; .954 ACRES; 523-543 ROCKLEDGE (MKM)

Z-11-28-06: A request to rezone a tract of land approximately .954 acres, from RS10 (Single-Dwelling Residential) to RS5 (Single-Dwelling Residential). The property is located at 523-543 Rockledge. Submitted by Paul Werner Architects, for LC Anuff, property owner of record.

ITEM NO. 7: CO TO RMO; .79 ACRES; 1800 HASKELL AVE (JCR)

Z-06-12-07: A request to rezone a tract of land approximately .79 acres, from CO (Office Commercial) to RMO (Multi-Dwelling Residential-Office). The property is located at 1800 Haskell Avenue. Submitted by Ajay Suvarna, for the Islamic Center of Lawrence, property owner of record.

ITEM NO. 8: CPA-2007-2 (DDW)

CPA-2007-2: Discuss and provide feedback on proposed amendment to Horizon 2020 to ensure proper comprehensive plan language is in place for a proposed Mixed Use District in the City of Lawrence Land Development Code.

ITEM NO. 9: AMENDMENTS TO CHAPTER 20, DEVELOPMENT CODE (JCR)

TA-04-05-07: Discuss and provide feedback on proposed of amendments to Chapter 20, Development Code to create a Mixed Use zoning district and associated development standards. Initiated by Planning Commission on April 23, 2007.

ITEM NO. 10: AMENDMENTS TO ARTICLES 3 & 5, COUNTY ZONING REGULATIONS (SMS)

Deferred

TA-08-07-06: Amend Article 3 of the County Zoning Regulations regarding the definition of lot width and Article 5 regarding setbacks along roads based upon road classification. *[Revisions associated with proposed rural development regulations.]*

ITEM NO. 11: AMENDMENTS TO SECTION 20-403 (JCR)

TA-06-11-07: Consider amendment request from Landplan Engineering to amend Section 20-403, the Nonresidential District Use Tables to permit "Quality Restaurants" in the IL District. *Initiated by City Commission on June 19, 2007.*

ITEM NO. 12: AMENDMENTS TO SECTION 20-218 & 20-1307, DEVELOPMENT CODE (JCR)

TA-06-12-07: Consider amendments to Section 20-218 & 20-1307 of the Development Code to modify the Access Standards of the GPI District. Initiated by City Commission on June 12, 2007.

ITEM NO. 13: AMENDMENTS TO ARTICLE 8, CITY/COUNTY SUBDIVISION REGULATIONS (JCR)

TA-06-13-07: Consider amendments to Article 8 (Joint City/County Subdivision Regulations) of the Development Code to modify requirements for topographical surveys. Initiated by Planning Commission on June 25, 2007.

ITEM NO. 14: AMENDMENTS TO CHAPTER 20, DEVELOPMENT CODE (JCR)

Deferred

TA-07-14-07: Consider amendments to Chapter 20, Development Code to address inconsistencies.

PUBLIC COMMENT SECTION

CALENDAR

July 2007						
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 2007						
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 2007						
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:** (7/11, 8/15, 9/12)
- TAC Meeting:** (Generally 1st Tuesday of each month, 1:30pm – 2:30pm)
- CPC Meeting:** (Generally 1st & 3rd Wednesday of each month, 4:00 pm)
- RZC meeting:** (Generally every two weeks on Thursdays, 3:30 pm – 5:00 pm)
- CND meeting:** (No set meeting schedule)
- T2030 meeting:** (7/16, 8/30, 9/20 3:00pm)
- Teleconferences:** (7/16, 8/14, 9/6 3:00pm)

ADJOURN