

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR JUNE 20, 2005, 7:00-9:00 P.M.
AGENDA FOR JUNE 22, 2005 6:30 – 11:00 P.M.

GENERAL BUSINESS:
PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meetings of May 23, and May 25, 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.

ELECTION OF OFFICERS FOR 2005-2006

Accept nominations for and elect Chair and Vice-Chair for the coming year.

CONSENT AGENDA (JUNE 20, 2005) MEETING:

ITEM NO 1: **FINAL PLAT FOR LAKE ESTATES AT ALVAMAR; NORTHEAST
CORNER OF 22ND TERRACE AND LAKE POINTE DRIVE (SLD)**

PF-04-14-05: Final Plat for Lake Estates at Alvamar. This proposed 35-lot single-family residential subdivision contains approximately 12.584 acres. The property is generally described as being located at the northeast corner of 22nd Terrace and Lake Pointe Drive. Submitted by Peridian Group, Inc., for Lakes Estates at Alvamar, LLC, property owner of record.

ITEM NO 2A: **FINAL PLAT FOR AUTO EXCHANGE; 3301 SOUTH IOWA STREET
(PGP)**

PF-05-15-05: Final Plat for Auto Exchange auto dealership. This proposed one-lot commercial subdivision contains approximately 0.5 acres. The property is generally described as being located at 3301 South Iowa Street. Submitted by Paul Werner Architects, L.L.C., for Auto Exchange, Inc., property owner of record.

ITEM NO 2B: FINAL DEVELOPMENT PLAN FOR AUTO EXCHANGE; 3301 SOUTH IOWA STREET (PGP)

FDP-05-05-05: Final Development Plan for Auto Exchange auto dealership. This proposed planned commercial development contains approximately 0.5 acres of retail development. The property is generally described as being located at 3301 South Iowa Street. Submitted by Paul Werner Architects, L.L.C., for Auto Exchange, Inc., property owner of record.

ITEM NO 3: FINAL PLAT FOR HUTTON FARMS WEST NO. 1; SOUTHEAST CORNER OF MONTEREY WAY AND PETERSON ROAD (SLD)

PF-05-18-05: Final Plat for Hutton Farms West No. 1. This proposed 99-lot residential subdivision contains approximately 21.117 acres. The property is generally described as being located at the southeast corner of Monterey Way and Peterson Road. Submitted by Peridian Group for Hutton West, L.L.C., property owner of record.

ITEM NO 4: FINAL PLAT FOR HUTTON FARMS WEST NO. 2; SOUTHEAST CORNER OF MONTEREY WAY AND PETERSON ROAD (SLD)

PF-05-19-05: Final Plat for Hutton Farms West No. 2. This proposed one-lot residential subdivision contains approximately 17.306 acres. The property is generally described as being located at the southeast corner of Monterey Way and Peterson Road. Submitted by Peridian Group for Hutton West, L.L.C., property owner of record.

ITEM NO 5: FINAL PLAT FOR SHERYLVILLE ESTATES; 1600 – 1800 RIVERRIDGE ROAD (MKM)

PF-05-20-05: Final Plat for Sherylville Estates, a Replat of Lot 1, Baker Addition. This proposed 19-lot residential subdivision contains approximately 5.71 acres. The property is generally described as being located between 1600 and 1800 Riverridge Road. Submitted by EBH for Blevco, Inc., contract purchaser, and David A. Blevins, property owner of record.

ITEM NO 6A: FINAL PLAT FOR BELLA SERA AT THE PRESERVE; 4500 WEST BOB BILLINGS PARKWAY (PGP)

PF-05-21-04: Final Plat for Bella Sera at the Preserve. This proposed one-lot residential subdivision contains approximately 8.239 acres. The property is generally described as being located at 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record.

ITEM NO 6B: FINAL DEVELOPMENT PLAN FOR BELLA SERA AT THE PRESERVE; 4500 WEST BOB BILLINGS PARKWAY (PGP)

FDP-05-06-05: Final Development Plan for Bella Sera at the Preserve. This proposed multiple-family planned residential subdivision contains approximately 8.239 acres. The property is generally described as being located at 4500 West Bob Billings Parkway. Submitted by BG Consultants, Inc., for Bella Sera Development, L.L.C., property owner of record.

BEGIN PUBLIC HEARING (JUNE 20, 2005)

SWEARING IN OF SPEAKERS:

CONVENE JOINT BALDWIN CITY/LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION MEETING:

ITEM NO 7: **A TO A-1; 48 ACRES; 1800 BLOCK OF N 250 ROAD (PGP)**

Z-04-29-05: A request to rezone a tract of land approximately 48 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located in the 1800 block of N 250 Road. Submitted by Patty Wiseman, Baldwin Realty, for Arden E. Johnson, Trustee, and Donald B. Johnson, property owner of record.

RECESS THE JOINT BALDWIN CITY/LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION MEETING.

ITEM NO. 8: **DESIGNATE MINIMUM MAINTENANCE STATUS FOR N 300 ROAD BETWEEN E 2100 ROAD TO 2172 N 300 ROAD (WA)**

MM-05-01-05: Request to designate N 300 Road from E 2100 Road to 2172 N 300 Road as a minimum maintenance road. Requested by Douglas County Public Works per resolution of Douglas County Commissioners on May 2, 2005.

ITEM NO 9: **A TO B-3; 34.35 ACRES; SOUTHEAST CORNER OF HWY. 56 & HWY. 59 (PGP)**

Z-04-30-05: A request to rezone a tract of land approximately 34.35 acres from A (Agricultural) District to B-3 (Limited Business) District. The property is generally described as being located at the southeast corner of Highway 56 and Highway 59. Submitted by Joseph Daniels, Jr., for Joseph Daniels, Sr., property owner of record.

ITEM NO 10A: **A TO A-1; 62.62 ACRES; SOUTH OF N 1000 ROAD AND EAST OF E 1450 ROAD (LAP)**

Z-05-31-05: A request to rezone a tract of land approximately 62.62 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located south of N 1000 Road and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO 10B: **PRELIMINARY PLAT FOR THE ESTATES; SOUTH OF N 1000 ROAD AND EAST OF E 1450 ROAD (LAP)**

PP-05-08-05: Preliminary Plat for The Estates. This proposed 10-lot residential subdivision contains approximately 62.62 acres. The property is generally described as being located south of N 1000 Road and east of E 1450 Road. Submitted by The Peridian Group for May-West, L.C., property owner of record.

RESUME PUBLIC HEARING:

ITEM NO 11A: **A TO A-1; 18.5 ACRES; NORTHWEST CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

Z-05-32-05: A request to rezone a tract of land approximately 18.5 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. (This item relates to PP-05-09-05.)

NON-PUBLIC HEARING ITEM:

ITEM NO 11B: **PRELIMINARY PLAT FOR MEAD PROPERTY; NORTHWEST CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

PP-05-09-05: Preliminary Plat for Mead Property. This proposed five-lot single-family residential subdivision contains approximately 18.5 acres. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, for David E. Mears, property owner of record. (This item relates to Z-05-32-05.)

RESUME PUBLIC HEARING:

ITEM NO 12A: **RS-2 TO PRD-1; 12.495 ACRES; SOUTH OF PETERSON ROAD AND WEST OF MONTEREY WAY (SLD)**

Z-04-26-05: A request to rezone a tract of land approximately 12.495 acres from RS-2 (Single-Family Residential) District to PRD-1 (Professional Office Development) District. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc. for Smith Homes, L.C., property owner of record. *This item was deferred by the applicant at the May Planning Commission meeting.*

ITEM NO 12B: **PRELIMINARY DEVELOPMENT PLAN FOR THE VILLAS AT SPRING HILL; SOUTHWEST CORNER OF MONTEREY WAY AND PETERSON ROAD (SLD)**

PDP-05-05-05: Preliminary Development Plan for The Villas at Spring Hill. This proposed multiple-family residential subdivision contains approximately 11.337 acres. The property is generally described as being located at the southwest corner of Monterey Way and Peterson Road. Submitted by The Peridian Group, Inc. for Smith Homes, L.C., property owner of record.

NON-PUBLIC HEARING ITEM:

**ITEM NO 12C: **PRELIMINARY PLAT FOR SPRING HILL NO. 2; SOUTH OF
PETERSON ROAD AND WEST OF MONTEREY WAY (SLD)****

PP-04-06-05: Preliminary Plat for Spring Hill No. 2. This proposed subdivision contains 19.299 acres, which include approximately 6.799 acres of single-family residential development containing 6.799 acres, and a one-lot planned subdivision containing approximately 12.5 acres. The property is generally described as being located south of Peterson Road and west of Monterey Way. Submitted by Peridian Group, Inc., for Jeffrey E. Smith Homes, L.C., property owner of record. *This item was deferred by the applicant from the May Planning Commission meeting.*

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

Z-12-55-04: A request to rezone a tract of land approximately 2.69 acres from RM-1 (Multiple-Family Residential) District to O-1 (Office) 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. *This item was deferred from the April Planning Commission meeting.*

MISC. ITEM NO. 2:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on June 22, 2005

BEGIN PUBLIC HEARING (JUNE 22, 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:

ITEM NO 13A: **A TO RS-2; 4.9 ACRES; SOUTH OF W. 6TH STREET & WEST OF STONECREEK DRIVE (EXTENDED) (SLD)**

Z-03-19-05: A request to rezone a tract of land approximately 4.9 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located south of 6th Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. *This item was deferred by the applicant from the 3/23/05 Planning Commission meeting.*

ITEM NO 13B: **A TO RM-1; 7.4 ACRES; SOUTH OF W. 6TH STREET & WEST OF STONECREEK DRIVE (EXTENDED) (SLD)**

Z-03-20-05: A request to rezone a tract of land approximately 7.4 acres from A (Agricultural) District to RM-1 (Multiple-Family Residential) District. The property is generally described as being located south of 6th Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. *This item was deferred by the applicant from the 3/23/05 Planning Commission meeting.*

ITEM NO 13C: **A TO RM-2; 4.2 ACRES; SOUTH OF W. 6TH STREET & WEST OF STONECREEK DRIVE (EXTENDED) (SLD)**

Z-03-21-05: A request to rezone a tract of land approximately 4.2 acres from A (Agricultural) District to RM-2 (Residence-Office) District. The property is generally described as being located south of 6th Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. *This item was deferred by the applicant from the 3/23/05 Planning Commission meeting.*

NON-PUBLIC HEARING ITEM:

ITEM NO. 13D: **PRELIMINARY PLAT FOR FOXCHASE AT 6TH & STONERIDGE; SOUTH OF W. 6TH STREET & WEST OF STONECREEK DRIVE (EXTENDED) (SLD)**

PP-01-02-05: Revised Preliminary Plat of Fox Chase at 6th and Stoneridge. This proposed 16-lot mixed residential subdivision contains approximately 14.139 acres. The property is generally described as being located south of 6th Street and west of Stonecreek Drive (extended). Submitted by Landplan Engineering, PA for MS Construction Co., Inc., and Alvamar, Inc., property owners of record. *This item was deferred by the applicant from the 3/23/05 Planning Commission meeting.*

ITEM NO 14A: ANNEXATION OF 17.52 ACRES; NORTH OF HIGHWAY 40 AND EAST OF K-10 HIGHWAY (PGP)

A-01-02-05: Annexation request for 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 2/23/05 Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO 14B: 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 (Planned Commercial 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 2/23/05 Planning Commission meeting.*

ITEM NO 14C: 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 (Residence-Office) 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 2/23/05 Planning Commission meeting.*

ITEM NO 14D: 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 2/23/05 Planning Commission meeting.*

ITEM NO 14E: **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 2/23/05 Planning Commission meeting.*

ITEM NO 14F: **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 (Multiple-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 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 2/23/05 Planning Commission meeting.*

NON-PUBLIC HEARING ITEM:

ITEM NO 14G: **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.

RESUME PUBLIC HEARING:

ITEM NO 15: **PRELIMINARY DEVELOPMENT PLAN FOR PARK WEST GARDENS; NORTH OF OVERLAND DRIVE BETWEEN EISENHOWER DRIVE AND E 1000 (QUEENS) ROAD (PGP)**

PDP-05-04-05: Preliminary Development Plan for Park West Gardens. This proposed 70-unit multiple-family residential subdivision contains approximately 5.652 acres. The property is generally described as being located north of Overland Drive between Eisenhower Drive and E 1000 (Queens) Road. Submitted by Paul Werner Architects for Castle Rock, LC, property owner of record.

ITEM NO 16: M-1 TO RO-2; 1.004 ACRE; 19TH & BULLENE AND BULLENE AND HOMEWOOD (LAP)

Z-05-33-05: A request to rezone a tract of land approximately 1.004 acre acres from M-1 (Research-Industrial) District to RO-2 (Residence-Office) District. The property is generally described as being located at 19th between Homewood east of Bullene. Submitted by Lawrence Habitat for Humanity, applicant, and David, Elsie, Roger, and Richard Hemphill, property owners of record.

ITEM NO 17: USE PERMITTED UPON REVIEW FOR TOWER CO-LOCATION AND COMPOUND EXPANSION; 4700 OVERLAND DRIVE (SLD)

UPR-05-03-05: Use Permitted upon Review request for co-location and compound expansion on existing wireless tower located at 4700 Overland Drive. Submitted by Selective Site Consultants for Verizon Wireless, applicant, and USD #497, property owner of record.

ITEM NO 18: CONSIDER REVISIONS TO PLANNING COMMISSION BY-LAWS (LMF)

Consider amendments to Planning Commission By-Laws to outline revised meeting schedule and format and to clarify Commission practices related to exparte contact.

PUBLIC COMMENT SECTION

CALENDAR

May 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				

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						

- PCCM meeting:** June 8; July 13
- TAC meetings:** (Generally 1st Thursday of month)
- CPC meetings:** **6/14; 6/28 at 12:30 p.m.** (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**

ADJOURN
