

**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**

**JUNE 26, 2006, 7:00-10:00 P.M.**

**JUNE 28, 2006 6:30 – 10:30 P.M.**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meetings of April 17 and 19 and May 22 and 24, 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.

**ELECTION OF OFFICERS FOR 2006-2007**

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

**CONSENT AGENDA (JUNE 26, 2006) MEETING:**

**ITEM NO. 1:           **FINAL PLAT FOR STEVENS ADDITION 2<sup>ND</sup> PLAT; NORTHWEST  
CORNER N 800 ROAD AND E 1500 ROAD (SLD)****

**PF-05-12-06:** Final Plat for Stevens Addition 2<sup>nd</sup> Plat, a replat of Quantrill Acres Subdivision Welcome Park. This proposed residential lot contains approximately 5.202 acres. The property is generally described as being located at the southwest corner of N 800 Road and E 1485 Road. Submitted by Landplan Engineering, PA, applicant, for John Stevens, Concrete Inc., property owner of record.

**REGULAR AGENDA (JUNE 26, 2006) MEETING:**

**PUBLIC HEARING ITEMS:**

**SWEARING IN OF SPEAKERS:**

**ITEM NO. 2A :        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 May Planning Commission meeting.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 2B :        FINAL PLAT FOR LAWRENCE MEMORIAL HOSPITAL ADDITION; 325 MAINE STREET (LAP)**

**PF-05-13-06:** Final Plat for Lawrence Memorial Hospital Addition. The property includes approximately 23.860 acres and is generally described as being located North of W. 4<sup>th</sup> Street between Arkansas and Maine Streets, along the West side of Arkansas Street, South of W. 3<sup>rd</sup> Street, and along the North side of W. 4<sup>th</sup> Street between Michigan and Arkansas Streets. Submitted by Landplan Engineering, PA, for the City of Lawrence, property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 3:        CONDITIONAL USE PERMIT REQUEST FOR MIDNIGHT FARM; 2084 N 600 ROAD (LAP)**

**CUP-04-03-06:** Conditional Use Permit request for Midnight Farm, located at 2084 N 600 Road. This proposed residential living facility contains approximately 40.52 acres. Submitted by Landplan Engineering, PA, for Community Living Opportunities, property owner of record.

**ITEM NO. 4:        HIERARCHY OF PLANS (MJL)**

Consider adoption of Hierarchy of Plans.

**ITEM NO. 5:        TEXT AMENDMENT TO CHAPTER 20 DEVELOPMENT CODE (SMS)**

**TA-05-03-06:** Consider revisions to Chapter 20, Development Code to correct inconsistencies identified since originally updated.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

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

Adoption of Standards for Retail Impact Studies (Deferred from April 19, 2006 PC meeting).

**MISC. ITEM NO. 2:**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on June 28, 2006**

**BEGIN PUBLIC HEARING (JUNE 28, 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:**

**ITEM NO. 6:           **FINAL PLAT FOR ELSIE HEMPHILL ADDITION, A REPLAT; 1900 LEARNARD (PGP)****

**PF-04-10-06:** Final Plat request for Elsie Hemphill Addition, a replat of Tract D, Evergreen Addition, located at 1900 Learnard. This proposed three-lot residential subdivision contains approximately 1.591 acres. Submitted by Landplan Engineering, PA, for Richard Hemphill, applicant, and Elsie F. Hemphill, property owner of record. (Deferred from May PC meeting).

**ITEM NO. 7:           **USE PERMITTED UPON REVIEW FOR CELL TOWER & EQUIPMENT SHELTER; N. MCDONALD STREET & I-70 (SLD)****

**UPR-04-06-06:** Use Permitted upon Review request for a 150' monopole cellular tower and equipment shelter, located at N. McDonald Street and I-70. Submitted by Selective Site Consultants for T-Mobile Central LLC, applicant. Kansas Turnpike Authority is the property owner of record.

**ITEM NO. 8: **REVISED PRELIMINARY DEVELOPMENT PLAN FOR ABERDEEN ON 6<sup>TH</sup> STREET; SOUTHEAST CORNER OF W. 6<sup>TH</sup> STREET & STONERIDGE DRIVE (SLD)****

**PDP-01-02-06:** Revised Preliminary Development Plan for Aberdeen on 6<sup>th</sup> Street. This proposed multi-family planned residential development contains 104 proposed apartment units and four duplex units on approximately 1.5 acres. The property is generally described as being located at the southeast corner of 6<sup>th</sup> Street and Stoneridge Drive. Submitted by Landplan Engineering for MS Constructive, Inc., property owners for record. (Deferred from May PC meeting).

**ITEM NO. 9:           **CONDITIONAL USE PERMIT REQUEST FOR BLUEJACKET CROSSING VINEYARD TASTING ROOM; 1969 N 1250 ROAD (MKM)****

**CUP-05-04-06:** Conditional Use Permit request for a Tasting Room to host events. The property is generally described as being located at 1969 N 1250 Road and contains 20 acres. Submitted by G.E. Solberg, property owner of record. (Deferred to November PC per applicant's request).

**ITEM NO. 10A :     **A TO A-1; 40 ACRES; EAST SIDE OF E 1800 ROAD BETWEEN N 1000 AND N 1100 ROADS (PGP)****

**Z-05-11-06:** A request to rezone a tract of land approximately 40 acres from A (Agricultural) District to A-1 (Suburban Residential) District. The property is generally described as being located on the east side of E 1800 Road between N 1000 and N 1100 Roads. Submitted by Dallas Livengood, applicant, for Victoria & Clifford Pagles, property owners of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 10B :     **PRELIMINARY PLAT FOR LIVENGOOD ESTATES SUBDIVISION; EAST SIDE OF E 1800 ROAD BETWEEN N 1000 AND N 1100 ROADS (PGP)****

**PP-04-07-06:** Preliminary Plat request for Livengood Estates Subdivision, located east of E 1800 Road between N 1000 and N 1100 Roads. This proposed residential subdivision contains approximately 40.91 acres. Submitted by Dallas Livengood, applicant, for Victoria & Clifford Pagles, property owners of record. (Deferred from May PC meeting).

**RESUME PUBLIC HEARING:**

**ITEM NO. 11A :     **RS-2 TO PRD-1; 3.04 ACRES; 2620 HASKELL AVENUE (MKM)****

**Z-05-12-06:** A request to rezone a tract of land approximately 3.04 acres from RS-2 (Single Family Residential) District to PRD-1 (Planned Residential Development) District. This property is generally described as being located at 2620 Haskell Avenue. Submitted by Allen Belot, applicant, for Thervald & Elaine M. Holmes, property owners of record.

**ITEM NO. 11B :     **PRELIMINARY DEVELOPMENT PLAN FOR PRAIRIE WIND SINGLE FAMILY HOMES; 2620 HASKELL AVENUE (MKM)****

**PDP-05-04-06:** Preliminary Development Plan for Prairie Wind Single Family Homes. This proposed planned residential development contains approximately 3.04 acres and proposes 17 single-family detached homes. The property is generally described as being located at 2620 Haskell Avenue. Submitted by Allen Belot, applicant, for Thervald & Elaine M. Holmes, property owners of record.

**ITEM NO. 12:       **A TO B-2; 6.18 ACRES; E 900 ROAD, NORTH OF LOT 1 CLINTON COVE #2-(SLD)****

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

**Deferred**

**PUBLIC COMMENT SECTION**

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**CALENDAR**

June 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	

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		

- PCCM Meeting:** 6/14; 7/12; 8/9
- TAC Meeting:** 7/3; 8/1 (Generally 1<sup>st</sup> Tuesday of month, 12:00 – 12:30)
- CPC Meeting:** 6/13, 6/27, 7/11, 7/25; (Generally every two weeks on Tuesday, 12:30 – 1:30)
- RPC meeting:** (Generally every two weeks on Thursdays, 4:30 – 6:00 p.m.)
- Rural Committee:** 6/20, 8:00-9:30a.m.; 6/22, 8:00-9:30p.m. (No set meeting schedule)
- SPC meetings:** (No set meeting schedule)
- CDC meeting:** 7/10 ; (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
- T2030 meeting:** 6/16, 6/30, 7/14, 7/28;(Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

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**ADJOURN**