

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR NON-PUBLIC HEARING ITEMS - MARCH 14, 2005, 7:15-8:30 P.M.
AGENDA FOR PUBLIC HEARING ITEMS - MARCH 16, 2005 6:30 – 11:00 P.M.**

**GENERAL BUSINESS:
PLANNING COMMISSION MINUTES**

Receive and approve or amend the minutes from the Planning Commission meetings of February 17, and February 23, 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 (MARCH 14, 2005) MEETING:

**ITEM NO. 1: PRELIMINARY PLAT FOR FOXCHASE AT 6TH & STONERIDGE;
SOUTH OF W. 6TH STREET & WEST OF STONECREEK DRIVE
(EXTENDED) (SLD)**

PP-01-02-05: Preliminary Plat for Foxchase at 6th and Stoneridge. This proposed public mixed use subdivision contains a proximate to 9.5 acres. The property is generally described as being located on 6th Street and west of Stonecreek Drive (extended). Submitted by [redacted] Engineering, PA, for MS Construction Co., Inc., and Alvamar, Inc., property owners of record.

Deferred by applicant to 4/25/05

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS
Consideration of old business.

MISC. ITEM NO. 2:

Adopt 2005 Planning Commission Calendar for Remaining Year

MISC. ITEM NO. 3:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on March 16, 2005

BEGIN PUBLIC HEARING (MARCH 16, 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.
- d) Consider deferral requests received after Study Session.

SWEARING IN OF SPEAKERS:

PUBLIC HEARING ITEM:

ITEM NO. 2: **RECEIVE PROPOSALS FROM THE PUBLIC FOR CAPITAL IMPROVEMENTS PROJECTS (DRG)**

Receive suggestions and/or proposals from the public for projects to be included in the 2006-2011 Capital Improvements Plan (CIP) for the City of Lawrence.

ITEM NO. 3: **CONSIDERATION OF THE DECEMBER 2004 COOPERATIVE AGREEMENT BETWEEN THE CITY OF LAWRENCE AND UNIVERSITY OF KANSAS**

Receive public comment on the proposed agreement and forward recommendation to the City Commission.

PUBLIC HEARING ON VARIANCES ONLY:

ITEM NO. 4: **PRELIMINARY PLAT FOR HABITAT NEIGHBORHOOD ADDITION NO. 5; 800 BLOCK OF WALNUT STREET (PGP)**

PP-01-04-05: Preliminary Plat for Habitat Neighborhood Addition No. 5. This proposed 16-lot residential subdivision contains approximately 4.20 acres. The property is generally described as being located in the 800 block of Walnut Street in North Lawrence. Submitted by Landplan Engineering, P.A., for Lawrence Habitat for Humanity, property owner of record.

PUBLIC HEARING ITEM:

ITEM NO. 5: **CONDITIONAL USE PERMIT FOR TRUCK/STORAGE FACILITY; 1622 E 1550 ROAD (SLD)**

CUP-01-01-05: Conditional Use Permit request for re-approval of a truck/storage facility. The property is located at 1622 E 1550 Road, and contains approximately 3.389 acres. Submitted by Paul Werner Architects for Wesley R. Kabler, property owner of record.

ITEM NO. 6: **CONDITIONAL USE PERMIT FOR PRAIRIE MOON SCHOOL; 1853 E 1600 ROAD (SLD)**

CUP-01-02-05: Conditional Use Permit request for Prairie Moon School, a private school to include an early childhood program and elementary grades program. The property is located at 1853 E 1600 Road and contains approximately 6.4 acres. Submitted by The Waldorf Association of Lawrence, applicant, and Grant Township, property owners of record.

ITEM NO. 7: USE PERMITTED UPON REVIEW FOR EXPANSION OF PRINCETON CHILDREN'S CENTER; 3340 PETERSON ROAD (SLD)

UPR-02-01-05: Use Permitted upon Review request expansion of Princeton Children's Center. The property is located at 3340 Peterson Road and contains 7.34 acres. The proposed expansion will increase the center size by 3,942 square feet. The proposal will utilize part of the existing building, and will allow the center to accommodate approximately 58 additional children. Submitted by Knight and Remmele Architects for Michelle Kueser, applicant. Cheer Pole Ltd. is the property owner of record.

ITEM NO. 8: PRELIMINARY DEVELOPMENT PLAN FOR HUTTON FARMS WEST; NORTH OF PETERSON ROAD & EAST OF MONTEREY WAY (SLD)

PDP-12-12-04: Preliminary Development Plan request for Hutton Farms West. This proposed planned residential development contains 159 units and is approximately 38.423 acres. The property is generally described as being located north of Peterson Road and east of Monterey Way. Submitted by Paul Werner Architects for North Forty L.C., property owners of record. *This item was deferred by the applicant from the January Planning Commission meeting.*

ITEM NO. 9: PRELIMINARY DEVELOPMENT PLAN FOR PHASE V, TARGET PCD OUTLOT; 221 W. 31ST STREET (SLD)

PDP-01-01-05: Preliminary Development Plan request for Phase V, Target PCD Outlot. This proposed planned commercial development is approximately 0.842 acre. The proposed retail property is generally described as being located at 221 W. 31st Street, on the south side of 31st Street between Backyard Burger and Steak N Shake. Submitted by Landplan Engineering, P.A., for Steak N Shake, 31st Commercial LLC, 31-98 Lawrence LLC, Goldberg Family Partnership LP, Dave & Susan Sidor, Dayton Hudson Corporation, Cottonwood, Inc., Marlin Revocable Trust c/o Payless ShoeSource Inc., and Vikar LLC, property owners of record.

NON-PUBLIC HEARING ITEM:

ITEM NO 10A: 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 Inglewood, LC, property owners of record. *This item was deferred from the 2/29/05 Planning Commission meeting.*

RESUME PUBLIC HEARING:

ITEM NO 10B: 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 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 Land, LC, Kansas, LC, Venture Properties Inc., TAT Land Holding Company, LC, and Safe

Deferred by applicant to 4/25/05

Harbourt EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.*

ITEM NO 10C: 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 10D: 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 10E: 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 (Professional Offices) 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 10F: 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 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. 11: COMMERCIAL DESIGN STANDARDS

Public hearing to consider adoption of commercial design standards for commercial development

PUBLIC COMMENT SECTION

CALENDAR

February 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					

March 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		

April 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

PCCM meeting: 3/9

TAC meetings: 3/3 (Generally 1st 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 3/30 (8:30 a.m. – Parks & Rec Conference Room)

ADJOURN