

**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**  
**MARCH 13, 2006, 7:00-10:00 P.M.**  
**MARCH 15, 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 January 23, January 25, February 16, and February 22, 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 (MARCH 13, 2006) MEETING:**

**ITEM NO 1:**           **FINAL DEVELOPMENT PLAN FOR PETERSON ACRES; 2930 PETERSON ROAD (LAP)**

**FDP-01-02-06:** Final Development Plan for Peterson Acres. This proposed residential subdivision contains approximately 4.6 acres. The property is generally described as being located at 2930 Peterson Road. Submitted by Abeln & Associates Architects for the City of Lawrence, property owners of record.

**ITEM NO 2A:**           **PRELIMINARY PLAT FOR WAKARUSA OVERLOOK; WEST OF E 1900 ROAD & SOUTH OF K-10 HIGHWAY (MKM)**

**PP-01-03-06:** Preliminary Plat for Wakarusa Overlook. This proposed one-lot residential subdivision contains approximately three acres. The property is generally described as being located west of E 1900 Road (1057 Highway) and south of K-10 Highway. Submitted by Allenbrand-Drews & Associates, Inc., for Rebecca Thomas, property owner of record.

**ITEM NO 2B:**           **FINAL PLAT FOR WAKARUSA OVERLOOK; WEST OF E 1900 ROAD & SOUTH OF K-10 HIGHWAY (MKM)**

**PF-01-02-06:** Final Plat for Wakarusa Overlook. This proposed one-lot residential subdivision contains approximately three acres. The property is generally described as being located west of E 1900 Road (1057 Highway) and south of K-10 Highway. Submitted by Allenbrand-Drews & Associates, Inc., for Rebecca Thomas, property owner of record.

**PUBLIC HEARING ITEMS:**  
**SWEARING IN OF SPEAKERS:**

**ITEM NO. 3:**            **Amendment of Transportation Improvement Program (TIP) (BA)**

The University of Kansas is requesting an amendment to the transit element of the 2006-2009 Transportation Improvement Program (TIP). The proposed project is for the acquisition of 5 busses. The project is being placed in the TIP in the event Federal Transit Administration (FTA) Section 5309 funds become available.

The City of Baldwin City is requesting three projects be amended to the 2006-2009 Transportation Improvement Program (TIP). The projects are for federal funding under the Transportation Enhancement program for:

- Restoration of the old Santa Fe Depot & improvement of the Midland Railroad yard
- Rehabilitation of the historic Women's Bridge on High St. over Tauy Creek
- Downtown streetscape improvements

**ITEM NO. 4:**            **CONDITIONAL USE PERMIT FOR AN EXISTING AIRSTRIP; 725 N 500 ROAD (PGP)**

**CUP-01-01-06:** Conditional Use Permit request for an existing airstrip located at 725 N 500 Road. Approval of this request would enable the airstrip to be in zoning compliance with Douglas County Zoning regulations. Submitted by Darrell Norris, applicant, for Phyllis Norris, property owner of record.

**ITEM NO. 5:**            **USE PERMITTED UPON REVIEW FOR GOOGOLS OF FUN/GOOGOLS OF LEARNING; 4931 W. 6<sup>TH</sup> STREET (PGP)**

**UPR-01-01-06:** Use Permitted upon Review request to increase child care enrollment from a maximum of 55 children to a maximum of 108 children for Googols of Fun/Googols of Learning, located at 4931 W. 6<sup>th</sup> Street. No exterior changes to the site are proposed. Submitted by Amy Gottschamer, applicant and owner of Googols of Fun. The Bristol Group is the property owner of record.

**ITEM NO. 6:**            **USE PERMITTED UPON REVIEW FOR COMMUNICATIONS TOWER & EQUIPMENT SHELTER; WEST OF N. MICHIGAN STREET & SOUTH OF I-70 (SLD)**

**UPR-01-02-06:** Use Permitted upon Review request for a 150' communications tower and equipment shelter, located west of N. Michigan Street and south of I-70. Submitted by Selective Site Consultants for Turnpike Authority, applicant. Kansas Turnpike Authority is the property owner of record.

**Deferred**

**ITEM NO. 7: 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:** Preliminary Development Plan for Aberdeen on 6<sup>th</sup> Street. This proposed multi-family planned residential development contains 115 proposed apartment units on approximately 9.59 acres. The property is generally described as being located at the southeast corner of W. 6<sup>th</sup> Street and Stoneridge Drive. Submitted by Landplan Engineering for MS Construction Co., Inc., property owners for record.

**ITEM NO. 8A: PCD-2 TO PCD-2 (WITH ADDITIONAL ALLOWABLE USES); 5.05 ACRES; NORTHEAST CORNER OF WAKARUSA DRIVE & CLINTON PARKWAY (LAP)**

**Z-01-02-06:** A request to rezone a tract of land approximately 5.05 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District (with additional allowable uses). 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.

**ITEM NO. 8B: PRELIMINARY DEVELOPMENT PLAN FOR MIRAICON PLAZA; NORTHEAST CORNER OF WAKARUSA DRIVE & CLINTON PARKWAY (LAP)**

**PDP-01-03-06:** Preliminary Development Plan for Miraicon 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.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

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

**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 March 15, 2006**

**BEGIN PUBLIC HEARING (MARCH 15, 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. 9:            **2007-2012 CAPITAL IMPROVEMENTS PLAN****

Receive suggestions and/or proposals from the public for projects to be included in the 2007-2012 Capital Improvements Plan (CIP) for the City of Lawrence.

**ITEM NO. 10:        **COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020;  
CHAPTER 6 (MJL)****

**CPA-2005-05:** Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 6** --- to address mixed use development in redevelopment areas. This item was initiated by the City Commission at their November 29, 2005, meeting.

**ITEM NO. 11A:      **ZONING OVERLAY DISTRICT; BETWEEN 8<sup>TH</sup> & 9<sup>TH</sup> STREETS AND  
NEW JERSEY & DELAWARE STREETS 8<sup>TH</sup> & PENNSYLVANIA (LBZ)****

**Z-12-80-05:** Establishment of a Zoning Overlay District for the 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone. The property is generally described as being located between 8th & 9th Streets and New Jersey and Delaware Streets. Submitted by BNIM Architects for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record.

**ITEM NO. 11B:      **M-2 TO C-5; 0.541 ACRE & M-3 TO C-5; 4.0 ACRES; BETWEEN 8<sup>TH</sup>  
& 9<sup>TH</sup> STREETS AND NEW JERSEY & DELAWARE STREETS (LAP)****

**Z-01-01-06:** A request to rezone a tract of land approximately 0.541 acre from M-2 (General Industrial) District to C-5 (Limited Commercial) District, and 4.0 acres from M-3 (Intensive Industrial) District to C-5 (Limited Commercial) District. The property is generally described as being located between 8<sup>th</sup> & 9<sup>th</sup> Streets and New Jersey and Delaware Streets. Submitted by Bartlett & West Engineers for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 11C: PRELIMINARY PLAT FOR 8<sup>TH</sup> & PENNSYLVANIA NEIGHBORHOOD REDEVELOPMENT; BETWEEN 8<sup>TH</sup> & 9<sup>TH</sup> STREETS AND NEW JERSEY & DELAWARE STREETS (LAP)**

**PP-01-04-06:** Preliminary Plat for 8<sup>th</sup> & Pennsylvania Redevelopment. This proposed redevelopment contains approximately 4.541 acres. The property is generally described as being located between 8<sup>th</sup> & 9<sup>th</sup> Streets and New Jersey and Delaware Streets. Submitted by Bartlett & West Engineers for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record.

**ITEM NO. 11D: FINAL PLAT FOR 8<sup>TH</sup> & PENNSYLVANIA NEIGHBORHOOD REDEVELOPMENT; BETWEEN 8<sup>TH</sup> & 9<sup>TH</sup> STREETS AND NEW JERSEY & DELAWARE STREETS (LAP)**

**PF-01-03-06:** Final Plat for 8<sup>th</sup> & Pennsylvania Redevelopment. This proposed redevelopment contains approximately 4.541 acres. The property is generally described as being located between 8<sup>th</sup> & 9<sup>th</sup> Streets and New Jersey and Delaware Streets. Submitted by Bartlett & West Engineers for Cinco Hombres, LLC & Pennsylvania Street Investors, LLC, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 12: ADOPTION OF SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY, JANUARY 26, 2006 EDITION**

**TA-01-02-06:** Pursuant to the provisions of K.S.A. Chapter 12, Article 7, consider making a recommendation on the adoption of "Subdivision Regulations for Lawrence and the Unincorporated Area of Douglas County, January 26, 2006 Edition." This set of regulations replaces Chapter 21 of the Code of the City of Lawrence, Kansas, with Article 8 in the (proposed) new Development Code of the City of Lawrence, which replaces Chapter 20 of the Code of the City of Lawrence and replaces in its entirety Article 11 in the County Code, thereby establishing new standards for rural residential development and updated subdivision design standards and development criteria for the platting of lands within the incorporated limits of Lawrence and within the Unincorporated Area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is a general and complete revision of the city of Lawrence and Douglas County's existing, jointly adopted Subdivision Regulations [re: Ordinance No. 5257 and Resolution No. 81-11, and amendments there to] and as such, affects all divisions of land within the corporate limits of the City of Lawrence and the unincorporated area of Douglas County. The "Subdivision Regulations, January 26, 2006 Edition" is incorporated by reference as if fully set forth in this notice. Copies of the "Subdivision Regulations, January 26, 2006 Edition" are available for review at the Office of the Lawrence-Douglas County Planning Department, City Hall, 6 E. 6<sup>th</sup> Street, Lawrence, Kansas. The "Subdivision Regulations, January 26, 2006 Edition" is also available at [www.lawrenceplanning.org](http://www.lawrenceplanning.org). **TA-01-02-06** and **TA-01-03-06**, **TA-12-05-03** AND **CPA-2006-01** are companion documents that together create new Rural Development Regulations within the existing zoning and subdivision regulations of Douglas County. (**TA-12-5-03** was sent to the County Commission from the Planning Commission in March 2004 with a recommendation for approval. The County Commission has referred this text amendment back

to the Planning Commission with a recommendation that the Planning Commission hold a new public hearing on the County Floodplain Management Regulations specifically to receive testimony on revisions the County Commission has recommended to floodplain development standards within the Lawrence UGA. The County Commission recommended these revisions as part of their work on new rural development regulations in the County.) Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

**ITEM NO. 13:            AMENDMENTS TO ARTICLES 6, 7, AND 18 IN THE ZONING REGULATIONS FOR THE UNINCORPORATED TERRITORY OF DOUGLAS COUNTY, KANSAS**

**TA-01-03-06:** Consider amendments to Articles 6, 7, and 18 in the "Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas," said amendments: revise the 'A' Agricultural District [Article 6] to allow development of single-family dwellings in conformance with revisions to platting and development requirements in the jointly adopted Lawrence/Douglas County Subdivision Regulations; revise the 'A-1" Suburban Home Residential District [Article 7] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners; and, revise the Height, Area and Bulk Requirements Table, [Article 18] to conform to minimum frontage and entrance spacing requirements for roads in Douglas County, when adopted by the Board of County Commissioners. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

**ITEM NO. 14:            REVISIONS TO FLOODPLAIN MANAGEMENT REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE URBAN GROWTH AREA (UGA) OF LAWRENCE**

**TA-12-05-03:** Consider revisions recommended to the floodplain management requirements for residential development within the Urban Growth Area (UGA) of Lawrence in the Floodplain Management Regulations [Article 28] text amendment that was forwarded to the County Commission by the Planning Commission in March 2004. Specifically, the County Commission is recommending modifications to the *Intent* provision of this Article, modification to the freeboard requirement for residential structures, increasing it to two (2) feet for residential development within the Urban Growth Area, and revising the effective date of this regulation. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

**ITEM NO. 15:            AMENDMENTS TO CHAPTERS 4 AND 5 TO THE COMPREHENSIVE PLAN REGULATIONS FOR THE UNINCORPORATED TERRITORY OF DOUGLAS COUNTY, KANSAS**

**CPA-2006-01:** Hold a public hearing on proposed amendments to the Comprehensive Plan, Horizon 2020, Chapters 4 & 5. The amendments are: to 'Chapter Four – Growth Management' and 'Chapter 5 – Residential' which pertain to the development criteria for rural residential development in the Unincorporated Area of Douglas County. Associates with text changes in these two chapters are two maps, Map 4-1 and Map 4-2 which depict the criteria that will be used in the evaluation of rural development within the Lawrence UGA, Service Areas 2 through 4, and within the remainder of the Unincorporated Area of Douglas County. There are also changes to the road classifications to the Major Thoroughfare Maps in Chapter 8 [Maps 8-1 and 8-2]. Initiated for public hearing by the Board of County Commissioners on January 25, 2006.

**PUBLIC COMMENT SECTION**

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**CALENDAR**

| February 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  |     |     |     |     |

| March 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  |     |

| April 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: 3/8; 4/12**

**TAC meetings: 3/7; 4/4** (Generally 1<sup>st</sup> Tuesday of month, 12:00 – 12:30)

**CPC meetings: 3/7; 3/21** (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)

**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: 3/13; 3/27** (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)

**T2030 meeting: 2/24;** (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

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**ADJOURN**