

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 26, 2007 6:30 – 10:30 P.M.

MARCH 28, 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 February 26, 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.

**CONSENT AGENDA (MARCH 26, 2007) MEETING:**

**ITEM NO. 1: PC RESOLUTION 2007-02**

**PC Resolution 2007-02:** Authorize Chair/Vice-Chair to sign resolution regarding CPA-2004-02 Amendment to Horizon 2020 Chapter 7.

**ITEM NO. 2: FINAL DEVELOPMENT PLAN FOR NORTHGATE, 6<sup>TH</sup> STREET AND GEORGE WILLIAMS WAY (SLD)**

**FDP-02-08-07:** Final Development Plan for Northgate, Lots 1, 2, and 3, located at 6<sup>th</sup> Street and George Williams Way. Submitted by Landplan Engineering, P.A., for Terra Venture, Inc., Diamondhead Limited Partnership, property owner of record.

**ITEM NO. 3: FINAL DEVELOPMENT PLAN FOR ABERDEEN ON 6<sup>TH</sup>, SE CORNER OF 6<sup>TH</sup> STREET AND STONERIDGE DRIVE (SLD)**

**FDP-02-09-07:** Final Development Plan for Aberdeen on 6<sup>th</sup>, located on the SE corner of 6<sup>th</sup> Street and Stoneridge Drive. Submitted by Landplan Engineering, P.A., for MS Construction Co., Inc., property owner of record.

**SWEARING IN OF SPEAKERS:**

**REGULAR AGENDA (MARCH 26, 2007) MEETING:**

**ITEM NO. 4: 2008-2013 CAPITAL IMPROVEMENT PLAN (CIP)**

Receive suggestions and/or proposals for projects to be included in the 2008-2013 Capital Improvement Plan (CIP) for the City of Lawrence.

**ITEM NO. 5: CONDITIONAL USE PERMIT FOR FIRST UNITED METHODIST CHURCH, 867 HIGHWAY 40 (CUP)**

**CUP-02-04-07:** Conditional Use Permit for Church Center at First United Methodist Church, located at 867 Highway 40. Submitted by Tracy Kihm, for First United Methodist Church, property owner of record.

**Deferred**

**ITEM NO. 6A: A TO A-1, 1930 E 1400 ROAD (MKM)**

**Z-12-30-06:** A request to rezone a tract of land approximately 3.34 acres, from A (Agricultural District) to A-1 (Suburban Home Residential District). The property is located at 1930 E 1400 Road. Submitted by Lewis Phillips, for Husted Management, L.C., property owner of record.

**NON-PUBLIC HEARING ITEMS:**

**ITEM NO. 6B: PRELIMINARY PLAT FOR HUSTED FARMS, 1930 E 1400 ROAD (MKM)**

**PP-02-02-07:** Preliminary Plat for Husted Farms, located at 1930 E 1400 Road. The one lot residential site contains approximately 3.34 acres. Submitted by Lewis Phillips, for Husted Management, L.C., property owner of record.

**ITEM NO. 6C: FINAL PLAT FOR HUSTED FARMS, 1930 E 1400 ROAD (MKM)**

**PF-02-03-07:** Final Plat for Husted Farms, located at 1930 E 1400 Road. The one lot residential site contains approximately 3.34 acres. Submitted by Lewis Phillips, for Husted Management, L.C., property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 7: CONDITIONAL USE PERMIT FOR A GRASS AIRSTRIP, 593 E 1250 ROAD, BALDWIN CITY (MKM)**

**CUP-02-02-07:** Conditional Use Permit for a grass airstrip, located at 593 E 1250 Road, Baldwin City. Submitted by James and Barbara Butell, property owners of record.

**ITEM NO. 8: CONDITIONAL USE PERMIT FOR CLINTON COVE SUBDIVISION NO. 2 MINI-STORAGE, NW CORNER OF N 1415 AND E 900 ROADS (SLD)**

**CUP-02-03-07:** Conditional Use Permit for Clinton Cove Subdivision No. 2 mini-storage; located

on the NW corner of N 1415 and E 900 Roads. Submitted by Landplan Engineering, P.A., for Souvenirs, LLC, property owner of record.

**ITEM NO. 9: SPECIAL USE PERMIT FOR NEXTEL COMMUNICATIONS CELLULAR TOWER, 2101 WAKARUSA DRIVE (MKM)**

**SUP-01-01-07:** Special Use Permit for a Nextel Communications cellular tower, located at 2101 Wakarusa Drive. Submitted by Ward Development Services and WFI, Inc., for the City of Lawrence, property owner of record.

**Recess LDCMPC**  
**Convene MPO**

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**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1: AMEND UNIFIED PLANNING WORK PROGRAM (UPWP)**

Revise budget to allocate funds to consulting contract for completion of the Long Range Transportation Plan, T2030.

**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 28, 2007.**

**BEGIN PUBLIC HEARING (MARCH 28, 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 ITEM:**

**ITEM NO. 10A: RS10 AND UR TO RMO, 3015 W 31<sup>ST</sup> (JCR)**

**Z-01-02-07:** A request to rezone a tract of land approximately 7.73 acres, from RS10 (Single-Dwelling Residential) and UR (Urban Reserve) to RMO (Multi-Dwelling Residential-Office). The property is located at 3015 W. 31<sup>st</sup> Street. Submitted by Bartlett & West Engineers, Inc., for Cherry Manor, Inc., property owner of record. This item is related to PP-01-01-07.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 10B: PRELIMINARY PLAT FOR 1<sup>ST</sup> STEP FACILITY, 3015 W 31<sup>ST</sup> (JCR)**

**PP-01-01-07:** A Preliminary Plat for 1<sup>st</sup> Step Facility, located at 3015 W 31<sup>st</sup> Street. Submitted by Bartlett & West Engineers, Inc., for Cherry Manor Inc. c/o Charles P. Pomeroy, property owner of record. This item is related to Z-01-02-07.

**RESUME PUBLIC HEARING:**

**ITEM NO. 11: PRELIMINARY DEVELOPMENT PLAN FOR CAMSON VILLAS, 430 EISENHOWER DRIVE (SLD/LAW)**

**PDP-02-01-07:** Preliminary Development Plan for Camson Villas, located at 430 Eisenhower Drive. Submitted by Paul Werner Architects, for Mallard Homes, property owner of record.

**ITEM NO. 12: SPECIAL USE PERMIT FOR THE LAWRENCE COMMUNITY SHELTER, 944 KENTUCKY STREET (LAP)**

**SUP-01-02-07:** Special Use Permit for the Lawrence Community Shelter, located at 944 Kentucky Street. Submitted by the Lawrence Community Shelter, Inc., for James Dunn, property owner of record.

**ITEM NO. 13: AMENDMENTS TO CHAPTER 20, DEVELOPMENT CODE (JCR)**

**TA-01-01-07:** Consider a **Deferred** Chapter 20, Development Code to correct inconsistencies since adopted by the Planning Commission at their January 2007 meeting.

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

**TA-03-02-07:** Consider initiation of text amendments to Chapter 20, Development Code to correct inconsistencies since adopted.

**ITEM NO. 15: AMENDMENTS TO ARTICLES 3 & 5, COUNTY ZONING REGULATIONS (SM)**

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

**Deferred**

**ITEM NO. 16: AMENDMENTS TO CHAPTER 20, ARTICLE 7 SUBDIVISION REGULATIONS (JCR/SMS)**

**TA-11-13-06:** Consider amendments to Chapter 20, Article 7 Subdivision Regulations to correct and clarify the proposed regulations. Initiated by the Planning Commission at their November 2006 meeting.

**PUBLIC COMMENT SECTION**

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**CALENDAR**

February 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			

March 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

April 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:** (3/14, 4/11)
- TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30 – 2:30)
- CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month, 4:00 p.m.)
- RZC meeting:** (Generally every two weeks on Thursdays, 3:30 – 5:00 p.m.)
- CND meeting:** (No set meeting schedule)
- T2030 meeting:** (No set meeting schedule)

**Text Amendment Status Chart:**

[http://www.lawrenceplanning.org/documents/Chapter20TextAmendmentStatus\\_022807.pdf](http://www.lawrenceplanning.org/documents/Chapter20TextAmendmentStatus_022807.pdf)

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**ADJOURN**