

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR NON-PUBLIC & PUBLIC HEARING ITEMS - MAY 23, 2005,
7:00-10:00 P.M.**

AGENDA FOR PUBLIC HEARING ITEMS – MAY 25, 2005 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 25, and April 27, 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 (MAY 23, 2005) MEETING:

ITEM NO 1: **NOMINATION OF STRUCTURE AT 1927 LEARNARD AVENUE (LBZ)**

Receive notice of the nomination of the structure located at 1927 Learnard Avenue, the Zinn-Burroughs House, to the Lawrence Register of Historic Places.

ITEM NO 2A: **FINAL PLAT FOR MARION ADDITION NO. 5; 221 W. 31ST STREET (SLD)**

PF-04-11-05: Final Plat for Marion Addition No. 5. This proposed one-lot commercial subdivision contains approximately 0.842 acres. The property is generally described as being located at 221 W. 31st Street. Submitted by Landplan Engineering, PA, for G & P LC, property owner of record.

ITEM NO 2B: **FINAL DEVELOPMENT PLAN FOR MARION ADDITION NO. 5; 221 W. 31ST STREET (SLD)**

FDP-04-04-05: Final Development Plan for Phase V – Target Outlot. This proposed commercial subdivision contains approximately 0.842 acres. The property is generally described as being located at 221 W. 31st Street. Submitted by Landplan Engineering, PA, for G & P LC, property owner of record.

**ITEM NO 3: FINAL PLAT FOR HABITAT NEIGHBORHOOD ADDITION NO. 5;
800 BLOCK OF WALNUT STREET (PGP)**

PF-04-13-05: Final Plat for Habitat Neighborhood Addition No. 5. This proposed 16-lot residential subdivision contains approximately 4.197 acres. The property is generally described as being located in the 800 block of Walnut Street. Submitted by Landplan Engineering, P.A., for Lawrence Habitat for Humanity, Inc., property owner of record.

PUBLIC HEARING ITEMS:

SWEARING IN OF SPEAKERS:

NON-PUBLIC HEARING ITEM:

ITEM NO 4: KDOT MPO BRIEFING

Receive a 15 minute presentation from KDOT regarding a Metropolitan Planning Organization's process and function.

**ITEM NO. 5A: A TO PRD-2; 10.281 ACRES; NORTH OF OVERLAND DRIVE
BETWEEN MONTEREY WAY AND ELDRIDGE STREET (LAP)**

Z-04-22-05: A request to rezone a tract of land approximately 10.281 acres from A (Agricultural) District to PRD-2 (Planned Residential Development) District. The property is generally described as being located north of Overland Drive between Monterey Way and Eldridge Street. Submitted by Paul Werner Architects for Fairway, L.C., contract purchaser, and Gary Grob, property owner of record.

**ITEM NO. 5B: PRELIMINARY DEVELOPMENT PLAN FOR DOOLITTLE
SUBDIVISION; EAST OF SEELE WAY, NORTH OF OVERLAND
DRIVE, SOUTH OF TRAIL ROAD BETWEEN ELDRIDGE STREET &
MONTEREY WAY (LAP)**

PDP-04-03-05: Preliminary Development Plan for Doolittle Subdivision. This proposed residential subdivision contains approximately 8 acres. The property is generally described as being located east of Seele Way, north of Overland Drive, south of Trail Road between Eldridge Street and Monterey Way. Submitted by Paul Werner Architects for Fairway, L.C., contract purchaser, and Gary Grob, property owner of record.

ITEM NO 6: A TO A-1; 8 ACRES; 1620 E 652 ROAD (SLD)

Z-04-25-05: A request to rezone a tract of land approximately 8 acres from A (Agricultural) District to A-1 (Suburban Home Residential) District. The property is generally described as being located at 1620 E 652 Road. Submitted by Tyler and Terri Stewart, property owners of record.

ITEM NO 7A: 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 parcel and approximately 12.495 acres from RS-2 (Single-Family Residential) District to PRD-1 (Planned Residential 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 Jeffrey E. Smith Homes, L.C., property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO 7B: 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 23-lot single-family and one-lot multiple-family residential subdivision contains approximately 19.299 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.)

RESUME PUBLIC HEARING:

ITEM NO 8: CONDITIONAL USE PERMIT FOR CELL TOWER CO-LOCATION; 1802 SOUTH ARMSTRONG ROAD (SLD)

CUP-04-04-05: Conditional Use Permit for cell tower co-location. The tower and enclosure area is located north of Armstrong Road and east of Crown Chevrolet/Toyota, and contains approximately .1 acre of a 3.2 acre parcel. Submitted by Site Selective Consultants, Inc., for Cingular Wireless, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

MISC. ITEM NO. 2:

Consider initiation of revisions to Planning Commission By-Laws to reflect changes in meeting schedule/format.

MISC. ITEM NO. 3:

Consideration of any other business to come before the Commission.

RECESS until 6:30 P.M. on May 25, 2005

RECONVENE PUBLIC HEARING AT 6:30 P.M. MAY 25, 2005:

SWEARING IN OF SPEAKERS:

ITEM NO. 9A: **A TO RM-D; 20.388 ACRES; NORTH OF W. SIXTH STREET AND WEST OF QUEENS ROAD (PGP)**

Z-04-23-05: A request to rezone a tract of land approximately 20.388 acres from A (Agricultural) District to RM-D (Diverse Residential) District. The property is generally described as being located north of W. Sixth Street, west of Queens Road. Submitted by Paul Werner Architects for Fairway, L.C., lot purchaser, and John D. Peterson representing Turner-Douglas L.L.C. et. al., property owners of record.

ITEM NO. 9B: **A TO RS-2; 20.380 ACRES; NORTH OF W. SIXTH STREET AND WEST OF QUEENS ROAD (PGP)**

Z-04-24-05: A request to rezone a tract of land approximately 20.380 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located north of W. Sixth Street, west of Queens Road. Submitted by Paul Werner Architects for Fairway, L.C., lot purchaser, and John D. Peterson representing Turner-Douglas L.L.C. et. al., property owners of record.

ITEM NO 10A: **A TO RS-2; 3.973 ACRES; SOUTHEAST CORNER OF WAKARUSA DRIVE AND EISENHOWER DRIVE (LAP)**

Z-04-27-05: A request to rezone a tract of land approximately 3.973 acres from A (Agricultural) District to RS-2 (Single-Family Residential) District. The property is generally described as being located at the southeast corner of Wakarusa Drive and Eisenhower Drive. Submitted by Paul Werner Architects for Glenwood, L.C., property owner of record.

ITEM NO 10B: **A TO RM-1; 11.165 ACRES; WEST OF WAKARUSA DRIVE AND EAST OF EISENHOWER DRIVE (LAP)**

Z-04-28-05: A request to rezone a tract of land approximately 11.165 acres from A (Agricultural) District to RM-1 (Medium-Density Residential) District. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record.

ITEM NO 10C: **PRELIMINARY PLAT FOR GLENWOOD ADDITION; WEST OF WAKARUSA DRIVE AND EAST OF EISENHOWER DRIVE (LAP)**

PP-04-07-05: Preliminary Plat for Glenwood Addition. This proposed 14-lot single-family residential and one-lot multiple-family subdivision contains approximately 12.605 acres. The property is generally described as being located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Paul Werner Architects, for Glenwood, L.C., property owner of record.

ITEM NO 11: CAPITAL IMPROVEMENTS PLAN FOR 2006-2011 (DRG)

Hold public hearing on Capital Improvements Plan (CIP) for years 2006-2011.

**ITEM NO 12: COMPREHENSIVE PLAN AMENDMENT – CHAPTER 11 –
HISTORIC RESOURCES (LBZ)**

Hold public hearing On Comprehensive Plan Amendment (CPA) to Chapter 11 – Historic Resources.

**ITEM NO 13: COMPREHENSIVE PLAN AMENDMENT – CHAPTER 9 –
PARKS, RECREATION, AND OPEN SPACES (PGP)**

Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, Chapter 9 – Parks, Recreation, and Open Space.

**ITEM NO 14: COMPREHENSIVE PLAN AMENDMENT – CHAPTER 8 –
TRANSPORTATION (WBH)**

Hold public hearing on Comprehensive Plan Amendment (CPA) to Chapter 8 – Transportation.

NON-PUBLIC HEARING ITEM:

**ITEM NO 15A: ANNEXATION OF 17.52 ACRES NORTH OF HIGHWAY 40 AND
EAST OF K-10 HIGHWAY (PGP)**

A-01-02-05: Annexation of 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 15B: 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 approximately 61.64 acres from A (Agriculture) District to PCD-2 (Planning/Community 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, Leisure 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 15C: 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 (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, LLC, 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 15D: 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, LLC, 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 15E: 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, LLC, 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 15F: 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, JDS Kansas, LC, Venture Properties Inc., TAT Land Holding Company, and Safe Harbour EAT-V, LLC, property owners of record. *This item was deferred from the 2/23/05 Planning Commission meeting.*

ITEM NO. 16A: A TO RS-2; 8.7 ACRES; NORTHWEST OF CLINTON PARKWAY & K-10 HIGHWAY (SLD)

Z-01-05-05: A to RS-2; 8.7 acres; northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction) (Windover at Lawrence). *This item was tabled at the 2/23/05 meeting.*

ITEM NO. 16B:

Z-01-06-05: A to RM-2; 40 acres; northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction) (Windover at Lawrence). *This item was tabled at the 2/23/05 meeting.*

ITEM NO. 16C:

Z-01-07-05: A to RM-D; 4.6 acres; northwest of Clinton Parkway and K-10 Highway (north of Judy's Junction) (Windover at Lawrence). *This item was tabled at the 2/23/05 meeting.*

PUBLIC COMMENT SECTION

CALENDAR

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

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		

- PCCM meeting:** 5/11 7:30 a.m. – City Commission Room
 - TAC meetings:** 6/2 9:00 a.m. – Planning Conf. Room (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:**
 - SGI meeting:** None scheduled until after June CNU Conference
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