

**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS**

MAY 22, 2006, 7:00-10:00 P.M.

MAY 24, 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 March 13 and 15, and April 17 and April 19, 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 (MAY 22, 2006) MEETING:

**ITEM NO. 1: **FINAL DEVELOPMENT PLAN FOR LAKE POINTE PCD, PHASE 1;
NORTHWEST CORNER OF CLINTON PARKWAY & LAKE POINTE
DRIVE (MKM/SLD)****

FDP-04-04-06: Final Development Plan for Lake Pointe PCD, Phase 1. This proposed planned commercial development contains approximately 1.257 acres and proposes retail use. The property is generally described as being located at the northwest corner of Clinton Parkway and Lake Pointe Drive. Submitted by Peridian Group for Bristol Groupe and Central National Bank, property owners of record.

**ITEM NO. 2: **FINAL PLAT FOR LAKE VIEW COMMONS, A REPLAT; SOUTHWEST
CORNER OF CLINTON PARKWAY & LAKE POINTE DRIVE
(MKM/SLD)****

PF-04-11-06: Final Plat for Lake View Commons, a replat of Lots 1 & 2, Block 2 of Lake View Addition No. 2, located at the northwest corner of Clinton Parkway and Lake Pointe Drive. This proposed three-lot planned commercial development contains approximate 4.725 acres. Submitted by Peridian Group for Bristol Groupe and Central National Bank, property owners of record.

**ITEM NO. 3: PRELIMINARY PLAT FOR LIVENGOOD ESTATES SUBDIVISION;
EAST OF E 1800 ROAD BETWEEN N 1000 & 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 Patricia Livengood, applicant, for Victoria & Clifford Pagles, property owners of record.

ITEM NO. 4: FINAL PLAT FOR EAGLE RIDGE SUBDIVISION NO. 2; 786 N 988 ROAD (PGP)

PF-04-08-06: Final Plat request for Eagle Ridge Subdivision No. 2, a replat of Lots 1 & 2, Block 2, Eagle Ridge Subdivision, located at 786 N 988 Road. This proposed one-lot residential subdivision addition contains approximately 12.83 acres. Submitted by ILC of Topeka and Lawrence, LLC, for Jan Adamson, property owner of record.

ITEM NO. 5: FINAL PLAT FOR MP ADDITION, A REPLAT; 200 NORTH 9TH STREET (PGP)

PF-04-09-06: Final Plat request for MP Addition, a replat of Lot 40 less the south 115 feet, Addition No. 11, North Lawrence, located at 200 North 9th Street. This proposed three-lot residential subdivision contains approximately 0.484 acre. Submitted by Landplan Engineering, PA, for MP Builders LC, property owner of record.

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.

PUBLIC HEARING ITEMS:

SWEARING IN OF SPEAKERS:

ITEM NO. 7: ZONING OVERLAY DISTRICT; BETWEEN 8TH & 9TH STREETS AND NEW JERSEY & DELAWARE STREETS (LBZ)

Z-12-80-05: Establishment of a Zoning Overlay District for the 8th 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. 8: M-2 TO O-1; 4.6 ACRES; WEST OF HASKELL AVENUE & SOUTH OF E. 20TH STREET (2001 HASKELL AVENUE) (MJL)

Z-03-07-06: A request to rezone a tract of land approximately 4.6 acres from M-2 (General Industrial) District to O-1 (Office) District. The property is generally described as being located west of Haskell Avenue, and south of E. 20th Street (2001 Haskell Avenue). This item was initiated by the City Commission March 28, 2006.

ITEM NO. 9: RO-1 TO RM-3; 0.28 ACRE; 640 ARKANSAS (MJL)

Z-04-09-06: A request to rezone a tract of land approximately 0.28 acre from RO-1 (Residence-Office) District to RM-3 (Multiple-Family Residence) District. The property is generally described as being located at 640 Arkansas. Initiated by the Lawrence City Commission on April 11, 2006.

ITEM NO. 10: 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.

ITEM NO. 11: AMENDMENT TO COMPREHENSIVE PLAN REGARDING CHAPTER 9 – PARKS, RECREATION, AND OPEN SPACE (PGP)

CPA-2005-02: Planning Commission discussion on the Comprehensive Plan Amendment (CPA) to Horizon 2020, **Chapter 9 – Parks, Recreation, and Open Space**. This item was returned from the governing body for reconsideration. *This item was deferred from the April Planning Commission meeting.*

ITEM NO. 12: AMENDMENT OF UNIFIED PLANNING WORK PROGRAM (UPWP) BUDGET (WWA)

Amendment of Unified Planning Work Program (UPWP) Budget Revisions to the UPWP budget to adjust funding for several work elements. Affected by federal regulations, funding tables are being revised for work elements and proposed to collect carryover amounts from 2005.

ITEM NO. 13: REVISED PRELIMINARY DEVELOPMENT PLAN FOR ABERDEEN ON 6TH STREET; SOUTHEAST CORNER OF W. 6TH STREET & STONERIDGE DRIVE (SLD)

PDP-01-02-06: Revised Preliminary Development Plan for Aberdeen on 6th Street. This proposed multi-family planned residential development contains 104 proposed apartment units and four duplex units on approximately 9.59 acres. The property is generally described as being located at the southeast corner of W. 6th Street and Stoneridge Drive. Submitted by Landplan Engineering for MS Construction Co., Inc., property owners for record.

ITEM NO. 14A: USE PERMITTED UPON REVIEW FOR FIRST SERVE TENNIS; 5200 CLINTON PARKWAY (MKM)

UPR-04-03-06: Use Permitted upon Review request for the expansion of First Serve Tennis, located at 5200 Clinton Parkway. Submitted by Landplan Engineering, PA, for J. Mike Elwell, Sport 2 Sport One, LLC, and City of Lawrence, property owners of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 14B FINAL PLAT FOR YANKEE TANK VIEW ADDITION 2ND PLAT; 5200 CLINTON PARKWAY (MKM)

PF-04-07-06: Final Plat request for Yankee Tank View Addition 2nd Plat, located at 5200 Clinton Parkway. This proposed tennis complex contains approximately 125.189 acres. Submitted by Landplan Engineering, PA, for J. Mike Elwell, Sport 2 Sport One, LLC, and City of Lawrence, property owners of record.

ITEM NO. 15: 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 complex contains approximately 40.52 acres. Submitted by Landplan Engineering, PA, for Community Development, property owner of record.



RESUME PUBLIC HEARING:

ITEM NO. 16A: A TO A-1; 88.19 ACRES; SOUTHEAST CORNER OF N 1600 ROAD AND E 550 ROAD (LAP)

Z-04-08-06: A request to rezone a tract of land approximately 88.19 acres from A (Agriculture) District to A-1 (Suburban Residential) District. The property is generally described as being located at the southeast corner of N 1600 Road and E 550 Road. Submitted by Peridian Group, Inc., for Freestate, LLC, property owner of record.

ITEM NO. 16B: PRELIMINARY PLAT FOR CLINTON POINT ADDITION; SOUTHEAST CORNER OF N 1600 ROAD AND E 550 ROAD (LAP)

PP-04-08-06: Preliminary Plat request for Clinton Point Addition, located at the southeast corner of N 1600 Road and E 550 Road. This proposed 15-lot single-family residential subdivision contains approximately 88.19 acres. Submitted by Peridian Group, Inc., for Freestate, LLC, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1:

Planning Commission comment on the EIS for the South Lawrence Trafficway

MISC. ITEM NO. 2: OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on May 24, 2006

BEGIN PUBLIC HEARING (MAY 24, 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:

**FOR PLANNING COMMISSION DISCUSSION AND ACTION
(PUBLIC HEARING HAS BEEN HELD):**

**ITEM NO. 17: **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. *This item was tabled from the April Planning Commission meeting.*

**FOR PLANNING COMMISSION DISCUSSION AND ACTION
(PUBLIC HEARING HAS BEEN HELD):**

**ITEM NO. 18 : **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. 6th Street, Lawrence, Kansas. The "Subdivision Regulations, January 26, 2006 Edition" is also available at 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. *This item was tabled from the April Planning Commission meeting.*

**FOR PLANNING COMMISSION DISCUSSION AND ACTION
(PUBLIC HEARING HAS BEEN HELD):**

**ITEM NO. 19: 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. *This item was tabled from the April Planning Commission meeting.*

PUBLIC COMMENT SECTION

CALENDAR

| April 2006 | | | | | | |
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| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 30 | | | | | | |

| May 2006 | | | | | | |
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| June 2006 | | | | | | |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |

- PCCM Meeting:** 4/12; 5/8; 5/10; 6/14; 7/12
- TAC Meeting:** 4/4 ; 5/2 (Generally 1st Tuesday of month, 12:00 – 12:30)
- CPC Meeting:** 4/4, 4/18, 5/2, 5/16 (Generally every two weeks on Tuesday, 12:30 – 1:30)
- 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:** 5/8, 5/22/5, 6/19; (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)
- T2030 meeting:** (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

ADJOURN