

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
NOVEMBER 14, 2005, 7:00-10:00 P.M.
NOVEMBER 16, 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 October 24, and October 26, 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 (NOVEMBER 14, 2005) MEETING:

ITEM NO 1: **FINAL DEVELOPMENT PLAN FOR 6TH & WAK MULTI-FAMILY;
NORTHWEST CORNER OF W. 6TH STREET & CONGRESSIONAL
DRIVE (PGP)**

FDP-08-14-05: Final Development Plan for 6th & Wak Multi-Family. This proposed residential subdivision contains approximately 236 units and proposes construction of 236 apartments. The property is generally described as being located at the northwest corner of W. 6th Street and Congressional Drive. Submitted by the 6Wak Land Investments, LLC, property owners of record.

Deferred

ITEM NO 2: **FINAL DEVELOPMENT PLAN FOR MT. BLUE STORAGE; SOUTH OF
K-10 & EAST OF FRANKLIN ROAD (SLD)**

FDP-09-15-05: Final Development Plan for Mt. Blue Storage; Lot 1, Block 1, Mt. Blue Addition No. 3. This one lot Planned Industrial Development proposes the construction of 62,100 square feet of storage for a moving and transfer company. The property is generally described as being located south of K-10 and east of Franklin Road. Submitted by Landplan Engineering, P.A. for Professional Storage, Inc., property owner of record.

**ITEM NO 3: FINAL DEVELOPMENT PLAN FOR MT. BLUE CONVENIENCE STORE;
SOUTHEAST CORNER OF K-10 & FRANKLIN ROAD (SLD)**

FDP-09-16-05: Final Development Plan for Mt. Blue Convenience Store; Lot 1, Block 1, Mt. Blue Addition No. 2. This one lot Planned Industrial Development proposes the construction of a 4,000 square foot convenience store with gas pumps. The property is generally described as being located at the southeast corner of K-10 and Franklin Road. Submitted by Landplan Engineering, P.A. for Fer-Pen, LLC, contract purchaser. Mt. Blue LC is the property owner of record.

**ITEM NO 4: PRELIMINARY PLAT FOR MEARS PROPERTY; NORTHWEST
CORNER OF E 1600 ROAD AND N 1000 ROAD (LAP)**

PP-09-27-05: Preliminary Plat for Mears Property. This County residential subdivision contains approximately 18.48 acres and proposes the creation of five single-family lots. The property is generally described as being located at the northwest corner of E 1600 Road and N 1000 Road. Submitted by Landplan Engineering, P.A. for David E. Mears, property owner of record.

**ITEM NO 5: PRELIMINARY PLAT FOR AUDREY'S ADDITION; EAST SIDE OF E
1500 ROAD, NORTH OF N 1000 ROAD (PGP)**

PP-09-23-05: Preliminary Plat of Audrey's Addition. This two-lot County residential subdivision contains approximately 8.5 acres and is located on the east side of E 1500 Road, north of N 1000 Road. Submitted by Taylor Design Group, for M. Delores Clarridge, property owner of record.

**ITEM NO 6: FINAL PLAT FOR HEDGES SUBDIVISION, A REPLAT OF LOTS 16,
17, AND PART OF 18, BLOCK EIGHT, UNIVERSITY PLACE;
ILLINOIS STREET SOUTH OF 17TH STREET (LAP)**

PF-09-33-05: Final Plat for Hedges Subdivision, a Replat of Lots 16, 17, and part of 18, Block Eight, University Place. This proposed one-lot residential subdivision contains approximately 0.319 acre. The property is generally described as being located on Illinois Street south of 17th Street. Submitted by Peridian Group, Inc., for Blake A. and Kristin V. Hedges, property owners of record.

**ITEM NO 7A: PRELIMINARY PLAT FOR SOUTH SCHOOL ADDITION; EAST SIDE
OF LOUISIANA STREET & SOUTH OF 27TH STREET (PGP)**

PP-09-24-05: Preliminary Plat for South School Addition. This one lot residentially zoned subdivision contains approximately 20 acres and is the site of Broken Arrow Elementary and South Junior High School. The property is generally described as being located on the east side of Louisiana Street south of 27th Street. Submitted by Cook, Flatt & Strobel Engineers, P.A. for USD 497, property owner of record.

ITEM NO 7B: FINAL PLAT FOR SOUTH SCHOOL ADDITION; EAST SIDE OF LOUISIANA STREET & SOUTH OF 27TH STREET (PGP)

PF-09-35-05: Final Plat for South School Addition. This one lot residentially zoned subdivision contains approximately 20 acres and is the site of Broken Arrow Elementary and South Junior High School. The property is generally described as being located on the east side of Louisiana Street south of 27th Street. Submitted by Cook, Flatt & Strobel Engineers, P.A. for USD 497, property owner of record.

ITEM NO 8A: PRELIMINARY PLAT FOR WEST/SUNSET HILL SCHOOL ADDITION; WEST OF CRESTLINE DRIVE BETWEEN HARVARD DRIVE & 9TH STREET (PGP)

PP-09-26-05: Preliminary Plat for West/Sunset Hill School Addition. This two lot residentially zoned subdivision contains approximately 21.68 acres and is the site of Sunset Hill Elementary and West Junior High School. The property is generally described as being located west of Crestline Drive between Harvard Drive and 9th Street. Submitted by Landplan Engineering, P.A. for USD 497, property owner of record.

ITEM NO 8B: FINAL PLAT FOR WEST/SUNSET HILL SCHOOL ADDITION; WEST OF CRESTLINE DRIVE BETWEEN HARVARD DRIVE & 9TH STREET (PGP)

PF-09-37-05: Final Plat for West/Sunset Hill School Addition. This two lot residentially zoned subdivision contains approximately 21.68 acres and is the site of Sunset Hill Elementary and West Junior High School. The property is generally described as being located west of Crestline Drive between Harvard Drive and 9th Street. Submitted by Landplan Engineering, P.A. for USD 497, property owner of record.

ITEM NO 9A: PRELIMINARY PLAT FOR LAWRENCE HIGH SCHOOL ADDITION; WEST OF LOUISIANA STREET BETWEEN W. 19TH STREET & W. 21ST STREET (PGP)

PP-09-25-05: Preliminary Plat for Lawrence High School Addition. This one lot residentially zoned subdivision contains approximately 37.9 acres and is the site of Lawrence High School. The property is generally described as being located west of Louisiana Street between W. 19th and W. 21st Streets. Submitted by Landplan Engineering, P.A. for USD 497, property owner of record.

ITEM NO 9B: FINAL PLAT FOR LAWRENCE HIGH SCHOOL ADDITION; WEST OF LOUISIANA STREET BETWEEN W. 19TH STREET & W. 21ST STREET (PGP)

PF-09-36-05: Final Plat for Lawrence High School Addition. This one lot residentially zoned subdivision contains approximately 37.9 acres and is the site of Lawrence High School. The property is generally described as being located west of Louisiana Street between W. 19th and W. 21st Streets. Submitted by Landplan Engineering, P.A. for USD 497, property owner of record.

PUBLIC HEARING ITEMS:
SWEARING IN OF SPEAKERS:

ITEM NO. 10: **C-5 TO RO-1A; 0.53 ACRE; SOUTHEAST CORNER OF W. 7TH
STREET & ARKANSAS STREET (MJL)**

Z-09-53-05: A request to rezone a tract of land approximately 0.53 acre from C-5 (Limited Commercial District) to RO-1A (Residence-Office District). The property is generally described as being located at the southeast corner of W. 7th Street and Arkansas Street [700 Arkansas & 704-704 ½ Arkansas]. Initiated by the City Commission on September 27, 2005 based on recommendations in the HOP District Plan.

ITEM NO. 11: **C-5 TO RO-1; 0.34 ACRE; NORTH OF W. 7TH STREET & EAST OF
ARKANSAS STREET (MJL)**

Z-09-54-05: A request to rezone a tract of land approximately 0.34 acre from C-5 (Limited Commercial District) to RO-1 (Residence-Office District). The property is generally described as being located north of W. 7th Street and east of Arkansas Street [640 Arkansas Street]. Initiated by the City Commission on September 27, 2005 based on recommendations in the HOP District Plan.

ITEM NO. 12: **RM-1 TO RO-1; 0.35 ACRE; NORTH OF W. 7TH STREET & EAST OF
ARKANSAS STREET (MJL)**

Z-09-55-05: A request to rezone a tract of land approximately 0.35 acre from RM-1 (Multiple-Family Residence District) to RO-1 (Residence-Office District). The property is generally described as being located north of W. 7th Street and east of Arkansas [630-32 Arkansas and 634-36 Arkansas]. Initiated by the City Commission on September 27, 2005 based on recommendations in the HOP District Plan.

ITEM NO. 13: **RO-2 TO O-1; 1.52 ACRES; SOUTH OF W. 6TH STREET BETWEEN
MAINE & ALABAMA STREETS (MJL)**

Z-09-56-05: A request to rezone a tract of land approximately 1.52 acres from RO-2 (Residence-Office District) to O-1 (Office District). The property is generally described as being located south of W. 6th Street between Maine and Alabama Streets [1015 W. 6th Street]. Initiated by the City Commission on September 27, 2005 based on recommendations in the HOP District Plan.

ITEM NO. 14: **RM-1 TO RS-2; 2.11 ACRES; SOUTH OF W. 6TH STREET BETWEEN
MISSOURI & ILLINOIS STREETS (MJL)**

Z-09-57-05: A request to rezone a tract of land approximately 2.11 acres from RM-1 (Multiple-Family Residence District) to RS-2 (Single-Family Residence District). The property is generally described as being located south of W. 6th Street between Missouri and Illinois Streets [628 Missouri, 621, 623, 616, 622 & 626 Maine, and 619, 623-23 ½, 622 & 624 Alabama Streets]. Initiated by the City Commission on September 27, 2005 based on recommendations in the HOP District Plan.

ITEM NO. 15: RO-2 TO C-1; 0.17 ACRE; NORTHEAST CORNER OF 13TH STREET & HASKELL AVENUE (LAP)

Z-09-60-05: A request to rezone a tract of land approximately 0.17 acre from RO-2 (Residence-Office District) to C-1 (Inner-Neighborhood Commercial District). The property is generally described as being located at the northeast corner of E. 13th Street & Haskell Avenue [1246 Haskell]. Submitted by Greg Polk, for Janine Colter, contract purchaser. Polk & Polk LC are the property owners of record.

ITEM NO. 16: RS-1 TO RM-D; 3.04 ACRES; EAST SIDE OF HASKELL AVENUE, SOUTH OF E. 26TH STREET (PGP)

Z-09-61-05: A request to rezone a tract of land approximately 3.04 acres from RS-1 (Single-Family Residence District) to RM-D (Duplex-Residential District). The property is generally described as being located on the east side of Haskell Avenue, south of E. 26th Street [2620 Haskell Avenue]. Submitted by Larry Wedman for Thorvald and Elaine Holmes, property owners of record.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

Request for approval of one year extension of approval for PP-12-28-04: Preliminary Plat of Oregon Trail Addition.

MISC. ITEM NO. 2:

Consider adoption of 2006 Submittal Date and Meeting Schedule

MISC. ITEM NO. 3:

Consideration of any other business to come before the Commission.

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

BEGIN PUBLIC HEARING (NOVEMBER 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.

SWEARING IN OF SPEAKERS:

ITEM NO. 17: USE PERMITTED UPON REVIEW FOR LAWRENCE COMMUNITY SHELTER; 944 KENTUCKY (LAP)

UPR-09-06-05: A request to extend the Use Permitted Upon Review for the Lawrence Community Shelter; 944 Kentucky/214 W. 10th Street [supercedes Lawrence Open Shelter (UPR-01-01-03) and Community Drop-In Center (UPR-10-11-99)]. This property is located at the northeast corner of Kentucky and W. 10th Streets. Submitted by Loring Henderson, Director of the Lawrence Community Shelter with permission from James C. and Nancy R. Dunn, property owners of record.

ITEM NO. 18: USE PERMITTED UPON REVIEW FOR LAWRENCE MEMORIAL HOSPITAL; NORTH OF W. 4TH STREET & WEST OF MAINE STREET (LAP)

UPR-09-07-05: Revision to Lawrence Memorial Hospital Master Plan. The property is located north of W. 4th Street and west of Maine Street. Submitted by Landplan Engineering, P.A. for Lawrence Memorial Hospital. City of Lawrence is the property owner of record.

ITEM NO. 19: COMPREHENSIVE PLAN AMENDMENT REGARDING INDUSTRIAL LAND USE (BSE)

CPA-2004-02: Hold public hearing on Comprehensive Plan Amendment (CPA) to Horizon 2020, Chapter 7 – Industrial Land Use.

ITEM NO. 20A: A TO RM-D; 19.5234 ACRES; NORTH OF W. 6TH STREET & WEST OF QUEENS ROAD (PGP)

Z-09-58-05: A request to rezone a tract of land approximately 19.5234 acres from A (Agriculture District) to RM-D (Duplex-Residential District). The property is generally described as being located ¼ mile north of W. 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record.

**ITEM NO. 20B: A TO RS-2; 21.233 ACRES; NORTH OF W. 6TH STREET & WEST
OF QUEENS ROAD (PGP)**

Z-09-59-05: A request to rezone a tract of land approximately 21.233 acres from A (Agriculture District) to RS-2 (Single-Family Residence District). The property is generally described as being located ¼ mile north of W. 6th Street and west of Queens Road. Submitted by Paul Werner Architects for Michael D. Stultz, property owner of record.

**ITEM NO. 21A: A TO A-1; 80.52 ACRES; NORTHWEST CORNER OF N 900 ROAD &
E 2000 ROAD (LAP)**

Z-09-62-05: A request to rezone a tract of land approximately 80.52 acres from A (Agriculture District) to A-1 (Suburban Home Residential District). The property is generally described as being located at the northwest corner of N 900 Road and E 2000 Road. Submitted by Landplan Engineering, P.A. for Travis C. and Jo A. Morgan, property owners of record.

NON-PUBLIC HEARING ITEM:

**ITEM NO. 21B: PRELIMINARY PLAT FOR MORGAN ADDITION; NORTHWEST
CORNER OF N 900 ROAD & E 1900 ROAD (LAP)**

PP-09-21-05: Preliminary Plat of Morgan Addition. This County residential subdivision contains approximately 80.52 acres and proposes the creation of 22 single-family lots. The property is located at the northwest corner of N 900 Road & E 1900 Road. Submitted by Landplan Engineering, P.A. for Travis C. and Jo A. Morgan, property owners of record.

RESUME PUBLIC HEARING:

**ITEM NO. 22A: A TO RM-D; 6.8 ACRES; NORTH OF BOB BILLINGS PARKWAY
BETWEEN K-10 & DIAMONDHEAD SUBDIVISION (SLD)**

Z-09-63-05: A request to rezone a tract of land approximately 6.8 acres from A (Agriculture District) to RM-D (Duplex-Residential District). The property is generally described as being located north of Bob Billings Parkway between K-10 and Diamondhead Subdivision (Langston Heights). Submitted by Landplan Engineering, P.A. for Langston Heights, LC, property owner of record.

**ITEM NO. 22B: A TO RS-2; 20.77 ACRES; NORTH OF BOB BILLINGS PARKWAY
BETWEEN K-10 & DIAMONDHEAD SUBDIVISION (SLD)**

Z-09-64-05: A request to rezone a tract of land approximately 20.77 acres from A (Agriculture District) to RS-2 (Single-Family Residence District). The property is generally described as being located north of Bob Billings Parkway between K-10 and Diamondhead Subdivision (Langston Heights). Submitted by Landplan Engineering, P.A. for Langston Heights, LC, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 22C: PRELIMINARY PLAT FOR LANGSTON HEIGHTS; NORTH OF BOB BILLINGS PARKWAY BETWEEN K-10 & DIAMONDHEAD SUBDIVISION (SLD)

PP-09-22-05: Preliminary Plat for Langston Heights. This proposed residential subdivision contains approximately 27.57 acres and proposes the creation of 69 single-family and 19 duplex residential lots. - The property is generally described as being located north of Bob Billings Parkway between K-10 and Diamondhead Subdivision (Langston Heights). Submitted by Landplan Engineering, P.A. for Langston Heights, LC, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 23A: PCD-2 (WITH RESTRICTIONS) TO PCD-2; 1.53 ACRES; SOUTHEAST CORNER OF N. IOWA STREET & RIVERRIDGE ROAD (SLD)

Z-09-65-05: A request to rezone a tract of land approximately 1.53 acres from PCD-2 (with restrictions) to PCD-2 (with expanded allowable uses). The property is generally described as being located at the southeast corner of N. Iowa Street and Riverridge Road [Riverridge PCD]. Submitted by Landplan Engineering, P.A. for BJ Mellmanor Townhouse Apartments, LLC, property owner of record.

ITEM NO. 23B: REVISED PRELIMINARY DEVELOPMENT PLAN FOR RIVERRIDGE PCD; SOUTHEAST CORNER OF N. IOWA STREET & RIVERRIDGE ROAD (SLD)

PDP-09-09-05: Revised Preliminary Development Plan for Riverridge PCD to add a package liquor store in a portion of the existing building which previously was used for office space. This Planned Commercial Development contains 1.53 acres and is located at the southeast corner of N. Iowa Street and Riverridge Road. Submitted by Landplan Engineering, P.A. for BJ Mellmanor Townhouse Apartments, LLC, property owner of record.

**ITEM NO. 24: 2005-2009 TRANSPORTATION IMPROVEMENT PLAN (TIP)
(WMA)**

Conduct a public hearing on the 2005-2009 Transportation Improvement Program required multi-year listing of federally funded and regional significant non-federally funded improvements to the region's transportation system.

Deferred

PUBLIC COMMENT SECTION

CALENDAR

October							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						

November							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				

December							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	

PCCM meeting: 11/9; 12/7

TAC meetings: 11/1, (Generally 1st Tuesday of month, 12:00 – 12:30)

CPC meetings: 11/1, 11/15, 11/29, 12/13 (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: 11/7, 11/21 (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.)

CPC meetings: 11/1, 11/15, 11/29 (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)

TAC meetings: 11/1, (Generally 1st Tuesday of month, 1:30 p.m.)

CZC meeting: (No set meeting schedule)

SPC meeting: (No set meeting schedule)

ADJOURN