

**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  
NOVEMBER 13, 2006 6:30 – 10:30 P.M.  
NOVEMBER 15, 2006 6:30-10:30 P.M.**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of October 23 and 25, 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 (NOVEMBER 13, 2006) MEETING:**

**ITEM NO. 1:           **FINAL PLAT FOR MIRACON PLAZA; NE CORNER OF CLINTON PKWY & WAKARUSA DR (LAP)****

**PF-09-26-06:** Final Plat for Miracon Plaza. The three lot Commercial and Office project is located on the NE corner of Clinton Parkway and Wakarusa Drive. Submitted by Landplan Engineering, PA, for Timothy W. Schmidt, property owner of record.

**ITEM NO. 2:           **FINAL PLAT FOR VAN GO MOBILE ARTS ADDITION; 715 NEW JERSEY (JCR)****

**PF-09-27-06:** Final Plat for Van Go Mobile Arts Addition. This proposed 1 lot contains approximately .613 acres. The property is located at 715 New Jersey. Submitted by Landplan Engineering, PA, for Van Go Mobile Arts, Inc., property owner of record.

**ITEM NO. 3:           **FINAL PLAT FOR FALL CREEK FARMS 13<sup>TH</sup> PLAT; W OF KASOLD DR & S OF PETERSON RD (MKM)****

**PF-09-28-06:** Final Plat for Fall Creek Farms 13<sup>th</sup> Plat. The proposed seven lot residential subdivision contains approximately 3.121 acres. The property is located West of Kasold Drive and South of Peterson Road. Submitted by Landplan Engineering, PA, for Sojac Land Company, L.C., property owner of record.

**SWEARING IN OF SPEAKERS:**

**REGULAR AGENDA (NOVEMBER 13, 2006) MEETING:**

**PUBLIC HEARING ON VARIANCE ONLY:**

**ITEM NO. 4A:           **PRELIMINARY PLAT FOR MAPLE LANE ADDITION NO. 2; 1426-25 AND 1445-47 MAPLE LN (JCR)****

**PP-09-14-06:** Preliminary Plat for Maple Lane Addition No. 2. This proposed two lot subdivision contains approximately .477 acres. The property is located at 1423-25 and 1445-47 Maple Lane. Submitted by Landplan Engineering, PA, for Michael and Penny Harrell, property owners of record.

**ITEM NO. 4B:           **FINAL PLAT FOR MAPLE LANE ADDITION NO. 2; 1426-25 AND 1445-47 MAPLE LN (JCR)****

**PF-09-29-06:** Final Plat for Maple Lane Addition No. 2. This proposed two lot subdivision contains approximately .477 acres. The property is located at 1423-25 and 1445-47 Maple Lane. Submitted by Landplan Engineering, PA, for Michael and Penny Harrell, property owners of record.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 5:           **REVISED PRELIMINARY DEVELOPMENT PLAN FOR ABERDEEN ON 6<sup>TH</sup> ST; SE CORNER OF W 6<sup>TH</sup> ST & STONERIDGE DR (SLD)****

**PDP-01-02-06:** Revised Preliminary Development Plan for Aberdeen on 6<sup>th</sup> Street. This proposed multi-family planned residential development contains 108 proposed apartment units and including four duplex 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. *This item was deferred from the July Planning Commission meeting.*

**ITEM NO. 6:           **AMENDMENTS TO ARTICLES 3 & 5 OF THE COUNTY ZONING REGULATIONS (SMS)****

**TA-08-07-06:** Amendments to Articles 3 & 5 of the County 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 from the September Planning Commission Meeting.]*

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**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1:**

**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 November 15, 2006**

**BEGIN PUBLIC HEARING (NOVEMBER 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 deferred prior to the meeting at the applicant's request*

**ITEM NO. 7: PRD-2 TO OS; 1.623 ACRES; SE CORNER OF CONGRESSIONAL & OVERLAND (LAP)**

**Z-09-25-06:** A request to rezone approximately 1.623 acres, from PRD-2 (Planned Residential Development) to OS (Office). The property is located on the SE corner of Congressional and Overland. Submitted by Village Meadows, Inc., for Village Meadow's LLC, property owner of record.

**Deferred**

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 8A: ANNEXATION OF 13.3 ACRES; 31<sup>ST</sup> & OUSDAHL (MKM)**

**A-09-04-06:** Annexation of approximately 13.3 acres located at 31<sup>st</sup> and Ousdahl. Submitted by Professional Engineering Consultants, P.A., for RA & JG Limited Company, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 8B: RS-10 AND COUNTY A TO RM-15; 24.5 ACRES; 31<sup>ST</sup> & OUSDAHL (MKM)**

**Z-09-26-06:** A request to rezone a tract of land approximately 24.5 acres, from RS-10 (Single-Dwelling Residential) and County A (Agricultural) to RM-15 (Multi-Dwelling Residential). The property is located at 31<sup>st</sup> and Ousdahl. Submitted by Professional Engineering Consultants, P.A., for RA & JG Limited Company, property owners of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 8C:            **PRELIMINARY PLAT FOR THE EXCHANGE AT LAWRENCE; 31<sup>ST</sup> & OUSDAHL (MKM)****

**PP-09-15-06:** Preliminary Plat for The Exchange at Lawrence. This proposed 1 lot residential subdivision contains approximately 24.5 acres. The property is located at 31<sup>st</sup> and Ousdahl. Submitted by Professional Engineering Consultants, P.A., for RA & JG Limited Company, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 9:            **PCD-2 TO CC 200; 11.99 ACRES 1025 & 1035 N 3<sup>RD</sup> ST (JCR)****

**Z-09-24-06:** A request to rezone approximately 11.99 acres, from PCD-2 (Planned Commercial Development) to CC 200 (Community Commercial). The property is located at 1025 and 1035 N. 3<sup>rd</sup> Street. Submitted by J. W. Weller Architects, for Roger "Bo" Harris, property owner of record.

**Deferred**

**ITEM NO. 10:            **REVISIONS TO CHAPTER 20, DEVELOPMENT CODE (JCR)****

**TA-10-10-06:** Consider amendments to Chapter 20, Development Code to correct inconsistencies since adopted. Initiated by the Planning Commission at their October meeting.

**ITEM NO. 11:            **REVISIONS TO CHAPTER 20, DEVELOPMENT CODE (JCR)****

**TA-10-11-06:** Consider initiation of text amendments to Chapter 20, Development Code to correct inconsistencies since adopted. Initiated by the Planning Commission at their October meeting.

**ITEM NO. 12:            **REVISIONS TO CHAPTER 20, DEVELOPMENT CODE (JCR)****

**TA-10-12-06:** Consider amendments to Chapter 20, Development Code to define a new use [private dining facilities] that could be permitted through a Special Use Permit process in residential districts. Initiated by the City Commission on October 17, 2006.

**ITEM NO. 13:            **AMENDMENTS TO CHAPTER 20, ARTICLE 7 SUBDIVISION REGULATIONS (SMS)****

**TA-11-13-06:** Consider initiation of text amendments to Chapter 20, Article 7 Subdivision Regulations to correct and clarify the proposed regulations.

**PUBLIC COMMENT SECTION**

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## CALENDAR

November 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		

December 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

January 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:** 10/11; 11/8  
**TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of month, 12:00 – 12:30)  
**CPC Meeting:** (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:** (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.)

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**ADJOURN**