

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

NOVEMBER 26, 2007 6:30 – 10:30 P.M.

NOVEMBER 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 October 22 and 24, 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.

REGULAR AGENDA (NOVEMBER 26, 2007) MEETING:

PUBLIC HEARING ITEMS:

ITEM NO. 1: A to GPI; 9.656 ACRES; PUMP STATION 48; 851 N FOLKS RD (MKM)

Z-09-19-07: A request to rezone a tract of land approximately 9.656 acres for Pump Station 48, from A (Agriculture) to GPI (General Public and Institutional). The property is located at 851 N Folks Rd. Initiated by Planning Commission on 8/29/07.

ITEM NO. 2A: A TO OS; 6.673 ACRES; 31ST & OUSDAHL (MKM)

Z-10-24A-07: A request to rezone a tract of land approximately 6.673 acres, County A (Agriculture) to OS (Open Space). The property is located at 31st & Ousdahl. Submitted by Michael Berry, P.E. Professional Engineering Consultants, for RA & JG Limited Company property owner of record.

ITEM NO. 2B: RS10 & A TO RM15; 56.44 ACRES; 31ST & OUSDAHL (MKM)

Z-10-24B-07: A request to rezone a tract of land approximately 56.44 acres, from RS10 (Single-Dwelling Residential) and County A (Agriculture) to RM15 (Multi-Dwelling Residential). The property is located at 31st & Ousdahl. Submitted by Michael Berry, P.E. Professional Engineering Consultants, for RA & JG Limited Company property owner of record.

PUBLIC HEARING ON VARIANCE ONLY:

ITEM NO. 2C: PRELIMINARY PLAT FOR THE EXCHANGE; 31ST & OUSDAHL (MKM)

PP-05-06-07: Revised Preliminary Plat for The Exchange addition, approximately 63.111 acres containing 3 lots and 1 tract. The property is located at 31st & Ousdahl. Submitted by Michael Berry, P.E. Professional Engineering Consultants, for RA & JG Limited Company property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 3A: UR TO RM15; 27.90 ACRES; S OF OVERLAND DR BETWEEN STONERIDGE DR & QUEENS RD (MKM)

Z-10-25A-07: A request to rezone approximately 27.90 acres from UR (Urban Reserve) to RM15 (Multi-Dwelling Residential). The property is located south of Overland Dr between Stoneridge Dr & Queens Rd. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

ITEM NO. 3B: UR TO CN2; 12.89 ACRES; N OF 6TH ST TO OVERLAND DR (MKM)

Z-10-25B-07: A request to rezone approximately 12.89 acres from UR (Urban Reserve) to CN2 (Neighborhood Commercial). The property is located north of 6th St between Stoneridge Dr & Queens Rd. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 3C: PRELIMINARY PLAT FOR CREEKSTONE; STONERIDGE DR TO QUEENS RD & 6TH ST TO OVERLAND DR (MKM)

PP-10-09-07: Preliminary Plat for Stoneridge Dr to Queens Rd & 6th St to Overland Dr, a 7 lot subdivision containing 7 lots. Submitted by Landplan Engineering, for Pear Tree Village LC, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 4: RMG TO CN1; .746 ACRES; 1420 CRESCENT RD (SLD)

Z-07-15-07: A request to rezone approximately .483 acres, from RMG (Multi-Dwelling Residential-Greek Housing) to CN1 (Neighborhood Commercial). The property is located at 1420 Crescent Road. Submitted by Barber Emerson, LC, for William Muggy, property owner of record.

ITEM NO. 5: CONDITIONAL USE PERMIT; SE CORNER OF HWY 40 & COUNTY ROAD 1023 (SLD)

CUP-10-09-07: A request for construction of an elevated water tower located at the Southeast corner of the Intersection of Highway 40 & County Rd 1023. Submitted by Rural Water Dist. #3; Leroy & Jeanne Boucher, property owner of record.

ITEM NO. 6: MINIMUM MAINTENANCE; E 700 ROAD (DCM)

MM-09-01-07: Request to discontinue minimum maintenance road status for a portion of E 700 Road within Lecompton Township.

ITEM NO. 7: MINIMUM MAINTENANCE; E 1600 ROAD & N 1175 ROAD (DCM)

MM-10-02-07: Request to discontinue the minimum maintenance designation for E 1600 Road & N 1175 Road, within Wakarusa Township.

ITEM NO. 8: 2008 PC MEETING DATES

Establish 2008 Planning Commission Meeting Dates calendar.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1:

Consider initiation of text amendment to Section 20-806(b)(3) of the Subdivision Regulations, definition of a Residential Development Parcel. **(MKM)**

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on November 28, 2007.

BEGIN PUBLIC HEARING (NOVEMBER 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.

PUBLIC HEARING ITEMS:

ITEM NO. 9A: CPA-2007-2 (DDW) **DISCUSSION ITEM; NO ACTION**

CPA-2007-2: Consider amending Horizon 2020 to ensure proper comprehensive plan language is in place for a proposed Mixed Use District in the City of Lawrence Land Development Code.

ITEM NO. 9B: **AMENDMENTS TO CHAPTER 20, DEVELOPMENT CODE (JCR)**

TA-04-05-07: Consider amendments to Chapter 20, Development Code to create a Mixed Use Zoning District. Initiated by the Planning Commission on April 23, 2007.

ITEM NO. 10: **SOUTHEAST AREA PLAN (MJL)**

Consider approval the Southeast Area Plan.

ITEM NO. 11: CPA-2007-4 (MJL)

CPA-2007-4: Consider amending Horizon 2020, Chapter 14 Specific Plans, to add a reference to the Southeast Area Plan and authorize the Chair/Vice-Chair to sign PC Resolution 2007-06.

ITEM NO. 12: **REVISED SOUTHERN DEVELOPMENT PLAN (MJL)**

Reconsider the Revised Southern Development Plan. The draft plan was returned to the Planning Commission for further consideration by the Board of County Commissioners on October 8, 2007.

ITEM NO. 13: **FARMLAND INDUSTRIES REDEVELOPMENT PLAN (DDW)**

Consider approval of the Farmland Industries Redevelopment Plan.

ITEM NO. 14: CPA-2007-5 (DDW)

CPA-2007-5: Consider amending Horizon 2020, Chapter 14 Specific Plans, to add a reference to the Farmland Industries Redevelopment Plan and authorize the Chair/Vice-Chair to sign PC Resolution 2007-07.

ITEM NO. 15: CPA-2004-02 (AAM) **DISCUSSION ITEM; NO ACTION**

CPA-2004-02: Receive Board of County Commissioners recommendation to reconsider a Comprehensive Plan Amendment to Horizon 2020, Chapter 7: Industrial and Employment Related Land Use. Referred to the Planning Commission on October 8, 2007.

ITEM NO. 16: **AMENDMENTS TO ARTICLE 8, DEVELOPMENT CODE (JCR)**

Deferred

TA-11-13-06: Consider amendments to Article 8 of the Development Code to correct errors and inconsistencies initiated by the Planning Commission on November 15, 2006.

ITEM NO. 17: AMENDMENTS TO SECTION 20-601, DEVELOPMENT CODE (JCR)

TA-07-14-07: Consider amendments to Section 20-601 of the Development Code to revise setbacks for the IG District including residential zoning districts.

Deferred

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

CALENDAR

October 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			

November 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	

December 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					

- PCCM Meeting:** (11/14, 12/5)
- TAC Meeting:** (Generally 1st Tuesday of each month, 1:30pm–2:30pm)
- CPC Meeting:** (Generally 1st & 3rd Wednesday of each month, 4:00pm)
- RZC meeting:** (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)
- CND meeting:** (No set meeting schedule)
- T2030 meeting:** (10/17 1:00pm)
- City/County/USD Study Session:** (2/11/08 9:00am @ County Courthouse)

ADJOURN