

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM,
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
OCTOBER 24, 2005, 7:00-10:00 P.M.
OCTOBER 26, 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 September 26, September 28, and October 10, 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 (OCTOBER 24, 2005) MEETING:

ITEM NO 1: **FINAL DEVELOPMENT PLAN FOR FAIRFIELD FARMS MULTI-FAMILY; SOUTHWEST CORNER OF K-10 HIGHWAY AND O'CONNELL ROAD (SIF)**

FDP-08-13-05: Final Development Plan for Fairfield Farms Multi-Family. This proposed multiple-family residential subdivision contains approximately 17.3457 acres and proposes construction of 55 townhome units and 200 apartments. The property is generally described as being located at the southwest corner of K-10 Highway and O'Connell Road. Submitted by Peridian Group, Inc., for Eastside Acquisitions, LLC, property owner of record.

ITEM NO 2: **FINAL DEVELOPMENT PLAN FOR 6TH & WAK MULTI-FAMILY; NORTHWEST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)**

FDP-08-14-05: Final Development Plan for 6th & Wak Multi-Family. This proposed residential subdivision contains approximately 10.5 acres 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 Peridian Group for 6Wak Land Investments, LLC, property owners of record.

ITEM NO 3: FINAL PLAT FOR FALL CREEK FARMS 12TH PLAT; WEST OF KASOLD AND SOUTH OF PETERSON ROAD (LAP)

PF-08-27-05: Final Plat for Fall Creek Farms 12th Plat. This proposed 20-lot single-family residential subdivision contains approximately 16.09 acres. The property is located west of Kasold and south of Peterson Road. Submitted by Landplan Engineering, P.A., for Sojac Land Company, L.C., property owner of record. *Deferred by the applicant from September 26, 2005 meeting.*

ITEM NO 4: REPLAT OF LOTS 29 & 30A, BLOCK ONE, WESTWOOD HILLS 3RD PLAT; 5204 & 5208 BROWN LANE (MKM)

PF-09-34-05: Replat of Lots 29 & 30A, Block One, Westwood Hills 3rd Plat. This proposed two lot single-family residential subdivision contains approximately 0.42 acre. The property is located on the north side of Brown Lane west of Eaton Drive. Submitted by Ron Faught, Medallion Homes, Inc. for Gene & Nancy Dorsey and Glen Westervelt, Westwood LLC, property owners of record.

ITEM NO 5: PRELIMINARY PLAT FOR THE COVE; NORTH OF HARVARD ROAD AND WEST OF GEORGE WILLIAMS WAY (SLD)

PP-09-19-05: Preliminary Plat for The Cove. This proposed 30-lot multiple-family residential subdivision contains approximately 12.51 acres. The property is generally described as being located north of Harvard Road and west of George Williams Way. Submitted by Landplan Engineering, PA, for Lakau, Inc., property owner of record.

ITEM NO 6: PRELIMINARY PLAT FOR TOMLINSON ADDITION; 1800 NORTH COUNTY ROAD 250 (LAP)

PP-09-20-05: Preliminary Plat for Tomlinson Addition. This proposed one-lot residential subdivision contains approximately 48.0 acres. The property is described as being located at 1800 N 250 Road. Submitted by Landplan Engineering, PA, for Ralph and Barbara Tomlinson, property owners of record.

SWEARING IN OF SPEAKERS:

PUBLIC HEARING ITEMS:

ITEM NO 7A: PRD-2 TO POD-1; 2.59 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

Z-03-16-05: A request to rezone a tract of land approximately 2.59 acres from PRD-2 (Planned Residential Development) District to POD-1 (Planned Office Development) District. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *Deferred from the September Planning Commission meeting.*

ITEM NO 7B: PRD-2 TO PCD-2; 8.23 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

Z-03-17-05: A request to rezone a tract of land approximately 8.23 acres from PRD-2 (Planned Residential Development) District to PCD-2 (Planned Commercial Development) District. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *Deferred from the September Planning Commission meeting.*

ITEM NO 7C: PCD-2 TO PCD-2; 18.938 ACRES; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

Z-07-48-05: A request to rezone a tract of land approximately 18.938 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District to revise use restrictions. The property is generally described as being located north of W. 6th Street between Wakarusa Drive and Folks Road (Bauer Farm). Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. *Deferred from the September Planning Commission meeting.*

ITEM NO 7D: PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; NORTHEAST CORNER OF W. 6TH STREET & WAKARUSA DRIVE (PGP)

PDP-03-02-05: Preliminary Development Plan for Bauer Farm. This proposed planned commercial, office, and residential development contains approximately 43.88 acres. The property is generally described as being located north of W. 6th Street (U.S. Highway 40) between Wakarusa Drive and Folks Road. Submitted by Landplan Engineering, P.A., for Free State Holdings, Inc., property owner of record. (This item relates to Z-03-16-05, Z-03-17-05, and Z-07-48-05.) Consideration will include requests for approval of waivers from various requirements in Article 10 of the Zoning Ordinance. *Deferred from the September Planning Commission meeting.*

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1: OLD BUSINESS

Receive Draft Horizon 2020, Chapter 7, Industrial Land Use and initiate public hearing for Comprehensive Plan Amendment for November or December 2005.

MISC. ITEM NO. 2:

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on October 26, 2005

BEGIN PUBLIC HEARING (OCTOBER 26, 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 8: **M-2 TO RS-2; 200 BLOCK OF PERRY STREET (SLD)**

Z-05-34-05: A request to rezone a tract of land approximately 1.35 acres from M-2 to RS -2; located on the south side of the 200 block of Perry Street. Requested by the North Lawrence Neighborhood Association and initiated by the Planning Commission at their July 25, 2005, meeting.

ITEM NO 9: **A TO A-1; 3 ACRES; HWY 1057 AND WAKARUSA RIVER (LAP)**

Z-09-52-05: A request to rezone a tract of land approximately 3 acres from A (Agricultural) and VC (Valley Channel) Districts to A-1 (Suburban Residential) District. The property is generally described as being located between the Wakarusa River and E 1900 Road, northwest of N 1275 Road. Submitted by John and Rebecca Thomas, contract purchasers, and Blue Jacket Partnership, property owner of record.

ITEM NO 10: **CONDITIONAL USE PERMIT FOR MOBILE ENVIRO-WASH TRUCK STORAGE; 677 E 1250 ROAD (SLD)**

CUP-09-07-05: Conditional Use Permit request for Mobile Enviro-Wash Truck Storage. The property is located at 677 E 1250 Road. Submitted by Don Flory, applicant, for James L. Flory Trustee, property owner of record.

ITEM NO 11: **REVISED PRELIMINARY DEVELOPMENT PLAN FOR NORTHGATE DEVELOPMENT; SOUTH OF W. 6TH STREET BETWEEN GEORGE WILLIAMS WAY (EXTENDED) AND THE SOUTH LAWRENCE TRAFFICWAY (SLD)**

PDP-09-08-05: Revised Preliminary Development Plan for Northgate Development (aka: Diamondhead). This proposed planned commercial development contains approximately 31.005 acres. The property is generally located south of W. 6th Street between George Williams Way (extended) and the South Lawrence Trafficway/K-10. The plan proposes 198,714 gross square feet of commercial space including a convenience store, drug store, bank, and five other retail buildings. Submitted by Landplan Engineering, P.A., for Diamondhead Limited Partnership, property owner of record.

Deferred

ITEM NO 12: 2006 UNIFIED PLANNING WORK PROGRAM (UPWP) (BA)

Conduct a public hearing to consider adoption of the **2006 Unified Planning Work Program (UPWP)**, a federally-required program that describes the work that will be done in the upcoming year on transportation-related planning tasks; the current status of transportation planning activities; and an outline of funding sources to accomplish these transportation planning tasks

PUBLIC COMMENT SECTION**CALENDAR**

September 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	

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			

PCCM meeting: 10/12; 11/9; 12/7

CND meeting: 10/10, 10/24 (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)

T2030 meeting: 10/13 (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

CPC meetings: 10/4, 10/18; 11/1, 11/15 (Generally every two weeks on Tuesday, 12:30 – 1:30 p.m.)

TAC meetings: 10/4, (Generally 1st Tuesday of month, 1:30 p.m.)

CZC meeting: (No set meeting schedule)

SPC meeting: (No set meeting schedule)

ADJOURN