

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

OCTOBER 22, 2007 6:30 – 10:30 P.M.

OCTOBER 24, 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 September 24 and 26, 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.

**CONSENT AGENDA (OCTOBER 22, 2007) MEETING:**

**ITEM NO. 1A: FINAL DEVELOPMENT PLAN FOR 6 WAK; LOCATED AT THE NW CORNER OF 6<sup>TH</sup> ST & WAKARUSA DR (LAP)**

**FDP-08-12-07:** Final Development Plan for 6 Wak, located at the NW corner of 6<sup>th</sup> Street & Wakarusa Drive, North side of 6<sup>th</sup> Street. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, property owner of record.

**ITEM NO. 1B: FINAL PLAT FOR WAKARUSA PLACE ADDITION NO. 2; LOCATED AT THE NW CORNER OF 6<sup>TH</sup> ST & WAKARUSA DR (LAP)**

**PF-09-25-06:** Final Plat for Wakarusa Place Addition No. 2, located at the NW corner of 6<sup>th</sup> Street & Wakarusa Drive, North side of 6<sup>th</sup> Street. Submitted by BFA, Inc, for 6Wak Land Investments, LLC, and Village Meadows, LLC., property owner of record.

**REGULAR AGENDA (OCTOBER 22, 2007) MEETING:**

**PUBLIC HEARING ITEMS:**

**ITEM NO. 2: VARIANCE REQUEST FOR WIDTH OF LOCAL STREET R-O-W; 1105, 1116, 1117 WEST HILLS PKWY (JCR)**

**MS-07-08-07:** Consider variance request from 20-810 regarding the width of local street right-of-way for 1105, 1116, and 1117 West Hills Parkway. Submitted by Landplan Engineering, for Robert Lewis, Scott & Mary Watson, Jerry & Sandra Nossaman, property owners of record.

**ITEM NO. 3: IG TO CS; .499 ACRES; 612 & 616 N 2<sup>ND</sup> ST (SLD)**

**Z-09-17-07:** A request to rezone a tract of land approximately .499 acres, from IG (General Industrial) to CS (Strip Commercial). The property is located at 612 & 616 N 2<sup>nd</sup> Street. Submitted by Paul Werner Architects LLC, for Parallel Properties LLC, property owner of record.

**ITEM NO. 4: PRELIMINARY DEVELOPMENT PLAN FOR PINE RIDGE PLAZA; 3215 OUSDAHL (SLD)**

**PDP-09-04-07:** Preliminary Development Plan for Pine Ridge Plaza, located at 3215 Ousdahl Road. The plan proposes the construction of a 13,500 s.f. commercial business in multiple phases. Submitted by Grob Engineering Services, LLC, for Chavez II Development, LLC, Property owner of record.

**Recess LDCMPC**

**Convene Joint Meeting with Baldwin Planning Commission**

**ITEM NO. 5: CONDITIONAL USE PERMIT; 264 E 2100 ROAD (SLD)**

**CUP-08-08-07:** Conditional Use Permit for a retail nursery at 264 E 2100 Road. Submitted by William Voigts Jr., property owner of record. *This will be a joint meeting with Baldwin City Planning Commission.*

**Recess Joint Meeting with Baldwin Planning Commission**

**Reconvene LDCMPC**

**ITEM NO. 6A: CN1 & RM32 TO PCD-2; .746 ACRES; 618 W 12<sup>TH</sup> ST (SLD)**

**Z-07-13-07:** A request to rezone a tract of land approximately .746 acres, from CN1 (Inner Neighborhood Commercial) & RM32 (Multi-Dwelling Residential) to PCD-2 (Planned Commercial Development). The property is located at 618 W 12<sup>th</sup> Street. Submitted by Paul Werner Architects, for Triple T, LLC, property owner of record. *(Public Hearing continued from September 24, 2007)*

**ITEM NO. 6B: PRELIMINARY DEVELOPMENT PLAN FOR OREAD CIRCLE; 618 W 12<sup>TH</sup> ST (SLD)**

**PDP-07-03-07:** Preliminary Development Plan for Oread Circle (Oread Inn), located at 618 W 12<sup>th</sup> Street. Submitted by Paul Werner Architects, for Triple T, LLC, property owner of record.

**ITEM NO. 7: AMENDMENTS TO ARTICLES 3 & 5, COUNTY ZONING REGULATIONS (SMS)**

**TA-08-07-06:** Amendme... the County Zoning Regulations regarding the definition of lot/parcel width... establishment of setbacks along roads based upon road classification.

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

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

**Deferred**  
**Deferred**

**ITEM NO. 9: 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 and the Residential zoning districts.

**ITEM NO. 10: AMENDMENTS TO SECTION 20-403, DEVELOPMENT CODE (JCR)**

**TA-08-16-07:** Consider amendments to Section 20-403 of the Development Code to add veterinary clinic as a permitted use in the IBP District.

**ITEM NO. 11: AMENDMENTS TO SECTION 20-813, DEVELOPMENT CODE (JCR)**

**TA-08-18-07:** Consider amendments to Section 20-813 of the Development Code to clarify the Planning Commission's Powers and Duties.

**ITEM NO. 12: AMENDMENTS TO SECTION 20-804, 20-805, 20-811, 20-816, DEVELOPMENT CODE (JCR)**

**TA-09-20-07:** Consider amendments to Sections 20-804, 20-805, 20-808, 20-811, and 20-816 of the Development Code to clarify that water service must be purchased from and conveyed by a publicly treated water source.

**ITEM NO. 13: AMENDMENTS TO SECTION 20-804, 20-805, 20-808, 20-816, DEVELOPMENT CODE (JCR)**

**TA-09-21-07:** Consider amendments to Sections 20-804, 20-805, 20-808, and 20-816 of the Development Code to clarify that access shall be taken from a hard-surfaced road.

**ITEM NO. 14: AMENDMENTS TO SECTION 20-804, 20-805, 20-810, 20-816, DEVELOPMENT CODE (JCR)**

**TA-09-22-07:** Consider amendments to Sections 20-804, 20-805, 20-810 and 20-816 of the Development Code to eliminate the requirement for Conservation Easements and create a requirement for Resource Preservation Agreements for Certificate's of Survey in Lawrence's Urban Growth Area.

**ITEM NO. 15: AMENDMENTS TO SECTION 20-807, DEVELOPMENT CODE (JCR)**

**TA-09-23-07:** Consider amendments to Section 20-807 of the Development Code to create a procedure for amending approved Certificate's of Survey.

**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1:**

Old Business: Reconsideration of proposed revision [TA-11-13-06 to Section 20-801(e) (3) of the Lawrence Development Code and Chapter XII of the Douglas County Code] regarding the intent to vest existing residences built in the county located in A, A-1, R-1 and V-C Districts.

**MISC. ITEM NO. 2:**

Property owner's request for a 6 month extension for Lake Pointe PCD Final Development Plan (FDP-04-04-06) which will expire on 11/22/07 per Section 20-1013(d) of the 1966 Zoning Ordinance, under which the development plan was approved. **(MKM)**

**MISC. ITEM NO. 3:**

Consider initiation of text amendments to the Land Development Code identified by Planning Staff. **(MKM)**

**MISC. ITEM NO. 4:**

Request for approval to extend the Revised Final Development Plan of The Legends at KU Phase II; FDP-02-03-06, approved 4/17/06 **(SLD)**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on October 24, 2007.**

**BEGIN PUBLIC HEARING (OCTOBER 24, 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.

**NON-PUBLIC HEARING ITEM:**

**Recess LDCMPC**

**Convene Airport Zoning Commission**

**ITEM NO. 16A: ANNEXATION OF 144.959 ACRES; AIRPORT BUSINESS PARK NO. 1 (PGP)**

**A-06-05-07:** Annexation of approximately 144.959 acres located at E 1500 Road and US Hwy 24/40. Submitted by Landplan Engineering, for Roger Pine, Pine Family Investments, LC, and Kathleen and Brian Pine, property owners of record.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 16B: A & B-2 TO IL; 99.31 ACRES; E 1500 ROAD & US HWY 24/40 (PGP)**

**Z-06-09-07:** A request to rezone a tract of land approximately 99.31 acres, from A (Agricultural) and B-2 (General Business) Districts to IL (Limited Industrial) District with use restrictions. The property is located at the intersection of E 1500 Road and US Hwy 24/40. Submitted by Landplan Engineering, for Roger Pine, Pine Family Investments, LC, and Kathleen and Brian Pine, property owners of record.

**ITEM NO. 16C: A & B-2 TO IL; 43.48 ACRES; E 1500 ROAD & US HWY 24/40 (PGP)**

**Z-06-10-07:** A request to rezone a tract of land approximately 43.48 acres, from A (Agricultural) and B-2 (General Business) Districts to IL (Limited Industrial) District. The property is located at the intersection of E 1500 Road and US Hwy 24/40. Submitted by Landplan Engineering, for Roger Pine, Pine Family Investments, LC, and Kathleen and Brian Pine, property owners of record.

**ITEM NO. 16D: A & B-2 TO IL-FP; 26.22 ACRES; E 1500 ROAD & US HWY 24/40 (PGP)**

**Z-06-11-07:** A request to rezone a tract of land approximately 26.22 acres, from A (Agricultural) & B-2 (General Business) Districts to IL-FP (Limited Industrial-Floodplain Overlay) District. The property is located at the intersection of E 1500 Road and US Hwy 24/40. Submitted by Landplan Engineering, for Roger Pine, Pine Family Investments, LC, and Kathleen and Brian Pine, property owners of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 16E: PRELIMINARY PLAT FOR AIRPORT BUSINESS PARK NO. 1; E 1500 ROAD & US HWY 24/40 (PGP)**

**PP-06-07-07:** Preliminary Plat for Airport Business Park No. 1, located at E 1500 Road & US Hwy 24/40. Submitted by Landplan Engineering, for Roger Pine, Pine Family Investments, LC, and Kathleen and Brian Pine, property owners of record.

**Recess Airport Zoning Commission**  
**Reconvene LDCMPC**

**RESUME PUBLIC HEARING:**

**ITEM NO. 17: RM12D TO RS7 & OS; 4.28 ACRES; OREGON TRAIL (MKM)**

**Z-09-18-07:** RM12D (Multi-Dwelling Residential) & RS7 (Single-Dwelling Residential) to OS (Open Space); 4.28 acres; Oregon Trail Addition (*Initiated by Planning Commission on 8/29/07*)

**ITEM NO. 18: A TO GPI; 9.656 ACRES; 851 N FOLKS RD (MKM)**

**Z-09-19-07:** A (Agriculture) to GPI (General Public and Institutional); 9.656 acres; Pump Station 48; 851 N Folks Rd (*Initiated by Planning Commission on 8/29/07*)

**ITEM NO. 19: IL TO OS; 5.792 ACRES; MARY'S LAKE ADDITION (MKM)**

**Z-09-20-07:** IL (Limited Industrial) to OS (Open Space); 5.792 acres; Mary's Lake Addition, Tract A (*Initiated by Planning Commission on 8/29/07*)

**ITEM NO. 20A: IG TO OS; 1.80 ACRES; 900 E 15<sup>TH</sup> ST (MJL)**

**Z-09-21A-07:** IG (General Industrial) to OS (Open Space); 1.80 acres; 900 E 15<sup>th</sup> Street (*Initiated by Planning Commission on 8/29/07*)

**ITEM NO. 20B: IG TO GPI; 1.13 ACRES; 900 E 15<sup>TH</sup> ST (MJL)**

**Z-09-21B-07:** IG (General Industrial) to GPI (General Public and Institutional); 1.13 acres; 900 E 15<sup>th</sup> Street. (*Initiated by Planning Commission on 8/29/07*)

**ITEM NO. 21: RSO TO RMO; 3.3 ACRES; SE & SW CORNERS OF ELDRIDGE ST & W 6<sup>TH</sup> ST (PGP)**

**Z-09-22-07:** A request to rezone a tract of land approximately 3.3 acres, from RSO (Single-Dwelling Residential-Office) District to RMO (Multiple-Dwelling Residential-Office) District. The properties contain the Summer Tree Apartments and are located at the southeast and southwest corners of Eldridge Street and W. 6<sup>th</sup> Street (U.S. Highway 40). Submitted by Allen Belot Architect for Summer Tree Townhouses, LLC, property owner of record.

**Recess LDCMPC**  
**Convene MPO**

**ITEM NO. 22: ENDORSE TE GRANT FOR BURROUGHS CREEK TRAIL PROJECT (AG)**

Endorse City of Lawrence Transportation Enhancement (TE) Grant Application for the Burroughs Creek Trail project.

**ITEM NO. 23: 2008 UPWP (AG)**

Conduct a public hearing to consider adoption of the **2008 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. Copies of the FY 08 UPWP will be available at the Lawrence Public Library, in the Lawrence-Douglas County Planning Office, first floor City Hall, and at [www.lawrenceplanning.org](http://www.lawrenceplanning.org)

**Recess MPO**  
**Reconvene LDCMPC**

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**PUBLIC COMMENT SECTION**

**CALENDAR**

September 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						

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	

- TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30pm–2:30pm)
- CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> 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:** (10/29, 2/11/08 9:00am @ County Courthouse)

**ADJOURN**