

**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  
SEPTEMBER 25, 2006 7:00 – 10:00 P.M.  
SEPTEMBER 27, 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 August 21, 23 and 30, 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 (SEPTEMBER 25, 2006) MEETING:**

**ITEM NO. 1:           **FINAL PLAT FOR FOUR SEASONS ADDITION; SW CORNER OF CLINTON PARKWAY & CROSSGATE DRIVE****

**PF-08-21-06:** Final Plat for Four Seasons Addition, a three lot residential subdivision containing approximately 25.976 acres. The property is located west of the SW corner of Clinton Parkway and Crossgate Drive. Submitted by Landplan Engineering, for Inverness Park Limited Partnership, property owner of record.

**ITEM NO. 2A:           **FINAL PLAT FOR PRAIRIE WIND ADDITION; 2620 HASKELL AVENUE****

**PF-08-22-06:** Final Plat for Prairie Wind Addition, a one lot residential subdivision containing approximately 3.04 acres. The property is located at 2620 Haskell Avenue. Submitted by Dean Grob with Grob Engineering Services, for Thervald & Elaine M. Holmes, property owners of record.

**ITEM NO. 2B: FINAL DEVELOPMENT PLAN FOR PRAIRIE WIND ADDITION; 2620 HASKELL AVENUE**

**FDP-08-05-06:** Final Development Plan for Prairie Wind Addition. The plan proposes the construction of 17 detached dwellings on approximately 3.04 acres. The property is located at 2620 Haskell Avenue. Submitted by Allen Belot, for Thervald & Elaine M. Holmes, property owners of record.

**ITEM NO. 3A: PRELIMINARY PLAT FOR LIVENGOOD ESTATES; E 1800 ROAD BETWEEN N 1000 AND N 1100 ROADS**

**PP-04-07-06:** Preliminary Plat request for Livengood Estates Subdivision, located east of E 1800 Road between N 1000 and N 1100 Roads. This proposed four lot residential subdivision contains approximately 40.91 acres. Submitted by Dallas Livengood, applicant, for Victoria & Clifford Pagles, property owners of record. This item was deferred from the June 2006 Planning Commission meeting.

**ITEM NO. 3B: FINAL PLAT FOR LIVENGOOD ESTATES; E 1800 ROAD BETWEEN N 1000 AND N 1100 ROADS**

**PF-08-23-06:** Final Plat request for Livengood Estates Subdivision, located east of E 1800 Road between N 1000 and N 1100 Roads. This proposed four lot residential subdivision contains approximately 40.91 acres. Submitted by Dallas Livengood, applicant, for Victoria & Clifford Pagles, property owners of record.

**ITEM NO. 4: FINAL PLAT FOR GLENWOOD ADDITION; LOCATED WEST OF WAKARUSA DRIVE AND EAST OF EISENHOWER DRIVE**

**PF-08-31-05:** Approval of revised easements for Final Plat of Glenwood Addition, a 12 lot residential subdivision containing approximately 12.6 acres. The property is generally located west of Wakarusa Drive and east of Eisenhower Drive. Submitted by Peridian Group, Inc., for Glenwood LC, property owner of record.

**REGULAR AGENDA (SEPTEMBER 25, 2006) MEETING:**

**PUBLIC HEARING ITEMS:**

**SWEARING IN OF SPEAKERS:**

**ITEM NO. 5: SPECIAL USE PERMIT FOR T-MOBILE; 2206 E 23<sup>RD</sup> STREET (SLD)**

**SUP-07-01-06:** Special Use Permit for a 150' T-Mobile monopole cellular tower and equipment shelter. The property is located at 2206 E 23<sup>rd</sup> Street. Submitted by Selective Site Consultants for T-Mobile Central LLC dba T-Mobile. Knights of Columbus Council 1372 are the property owner of record. *(This item was deferred from the August Planning Commission meeting at the applicant's request).*

**ITEM NO. 6:            CONDITIONAL USE PERMIT FOR VERIZON WIRELESS; 1271 N 222 ROAD (SLD)**

**CUP-08-06-06:** Conditional Use Permit for Verizon Wireless, for a 150', 4 carrier monopole tower and equipment shelter. The property is located at 1271 N 222 Road. Submitted by Verizon Wireless LLC, for Ronald E. and Margaret E. Shouse, property owners of record.

Recess LDCMPC  
Convene joint meeting with Eudora Planning Commission

**ITEM NO. 7A:            A TO A-1; 10 ACRES; 1273 1900 ROAD (LAP)**

**Z-08-23-06:** A request to rezone a tract of land approximately 10 acres, from A (Agricultural) and VC (Valley Channel) to A-1 (Suburban Home Residential District). The property is located at 1273 E. 1900 Road. Submitted by David C. and Pamela W. Morrison, property owners of record. ***This is a joint meeting with Eudora Planning Commission.***

**ITEM NO. 7B:            PRELIMINARY PLAT REQEUST FOR WAKARUSA FARM ESTATES; 1273 E 1900 (LAP)**

**PP-08-12-06:** Preliminary Plat request for Wakarusa Farm Estates, located at 1273 E. 1900 Road. The proposed residential subdivision contains approximately 9 acres. Submitted by David C. and Pamela W. Morrison, property owners of record. ***This is a joint meeting with Eudora Planning Commission.***

Recess joint meeting with Eudora Planning Commission  
Reconvene LDCMPC

**ITEM NO. 8:            AMENDMENTS TO ARTICLES 3 & 5 OF THE COUNTY ZONING REGULATIONS**

**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.]*

**ITEM NO. 9:            REVISIONS TO CHAPTER 20, DEVELOPMENT CODE**

**TA-07-06-06:** Consider revisions to Chapter 20, Development Code to correct inconsistencies since adopted. *(Initiated by the Planning Commission on August 30, 2006).*

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

**TA-09-06-06:** Consider initiations of revisions to Chapter 20, Development Code for future public hearing.

**ITEM NO. 11:        AMENDMENT TO HORIZON 2020, CHAPTER 6-COMMERCIAL LAND USE**

**CPA-2006-03:** Consider amendments to Horizon 2020, Chapter 6- Commercial to address consistency issues in the Commercial Centers descriptions.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC. ITEM NO. 1:   OLD BUSINESS**

Resolution for Chapter 9, Horizon 2020, Parks Recreation and open space. (PGP)

**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 September 27, 2006**

**BEGIN PUBLIC HEARING (SEPTEMBER 27, 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 NO. 12:            **RS-2 [RS7] to CN1; .134 ACRES; 917 DELAWARE (SLD)****

**Z-06-14-06:** A request to rezone a tract of land approximately .134 acres, from RS-2 (Single-Family Residence) [RS7] to CN-1 (Inner Neighborhood Commercial). The property is located at 917 Delaware. Submitted by Korb Maxwell, Polsinelli Law Firm, for Robert & Molly Krause, property owner of record. *This item was deferred from the August Planning Commission meeting to provide applicant time to draft proposed restrictions of use.*

**ITEM NO. 13:            **PRELIMINARY DEVELOPMENT PLAN FOR PINE RIDGE PLAZA;  
31<sup>ST</sup> & OUSDAHL ROAD (SLD)****

**PDP-08-09-06:** Preliminary Development Plan for Pine Ridge Plaza Addition. The plan proposes the construction of 7373 square feet of additional commercial space. The property is generally described as being located at 33rd and Iowa Street. Submitted by Peridian Group, Inc., for Inland Western Lawrence LLC c/o Inland Western Retail Real Estate Trust I, property owners of record.

**ITEM NO. 14:            **PRELIMINARY DEVELOPMENT PLAN FOR MERCATO; N OF HWY  
40 & E OF HWY K-10 (MKM)****

**PDP-08-08-06:** Preliminary Development Plan for Mercato. The plan proposes a mixed use development containing 337,700 square feet on 10 lots and approximately 45 acres. The property is generally described as being located North of Highway 40 and East of Highway K-10. Submitted by Landplan Engineering, P.A., for Kentucky Place, L.C., Venture Properties, Inc., Scottsdale Properties, L.C., JDS Kansas, L.C., and Tat Land Holding Co., L.C., property owners of record.

**PUBLIC COMMENT SECTION**

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## CALENDAR

September						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

October						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				

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		

- PCCM Meeting:** 9/13; 10/11;  
**TAC Meeting:** 10/3 (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:** 9/11, 9/25; 10/9, 10/23 (Generally every two weeks on Monday, 8:00 – 10:00 a.m.)  
**T2030 meeting:** 9/19 (Generally every two weeks on Tuesday, 12:00 noon – 12:30 p.m.)

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