

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

SEPTEMBER 24, 2007 6:30 – 10:30 P.M.

SEPTEMBER 26, 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 August 27 and 29, 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 (SEPTEMBER 24, 2007) MEETING:

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

FDP-08-12-07: Final Development Plan for 6 Wak, located at the NW corner of 6th Street & Wakarusa Drive, North side of Wakarusa Drive, 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 6TH ST & WAKARUSA DR (LAP)

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

REGULAR AGENDA (SEPTEMBER 24, 2007) MEETING:

PUBLIC HEARING ITEMS:

ITEM NO. 2: SPECIAL USE PERMIT; 637 TENNESSEE (SLD)

SUP-04-05-07: Special Use Permit for renovations at 637 Tennessee Street. Submitted by Serina Hearn and Tony Backus, for Serina Hearn, Rainbow Works LLC, property owner of record.

ITEM NO. 3A: CN1 & RM32 TO PCD-2; .746 ACRES; 618 W 12TH 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 12th Street. Submitted by Paul Werner Architects, for Triple T, LLC, property owner of record.

ITEM NO. 3B: PRELIMINARY DEVELOPMENT PLAN FOR OREAD CIRCLE; 618 W 12TH ST (SLD)

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

ITEM NO. 4: BY-LAWS

Consider amendments to Planning Commission by-laws to modify meeting procedures.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC. ITEM NO. 1:

CPA-2007-5: Initiate amendment to Horizon 2020, Chapter 14 Specific Plans, to add a reference to the Farmland Industries Redevelopment Plan. **DDW**

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on September 26, 2007.

BEGIN PUBLIC HEARING (SEPTEMBER 26, 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.
- d) Communications – receive briefing from KDOT staff regarding SLT status.

NON-PUBLIC HEARING ITEM:

Recess LDCMPC

Convene Airport Zoning Commission

ITEM NO. 5A: ANNEXATION OF 144.959 ACRES; AIRPORT BUSINESS PARK NO. 1 (LAP)

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. 5B: A & B-2 TO IL; 99.31 ACRES; E 1500 ROAD & US HWY 24/40 (LAP)

Z-06-09-07: A request to rezone a tract of land approximately 99.31 acres, from A (Agricultural) and B-2 (General Business) 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. 5C: A & B-2 TO IL; 43.48 ACRES; E 1500 ROAD & US HWY 24/40 (LAP)

Z-06-10-07: A request to rezone a tract of land approximately 43.48 acres, from A (Agricultural) and B-2 (General Business) 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. 5D: A & B-2 TO IL-FP; 26.22 ACRES; E 1500 ROAD & US HWY 24/40 (LAP)

Z-06-11-07: A request to rezone a tract of land approximately 26.22 acres, from A (Agricultural) & B-2 (General Business) 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. 5E: PRELIMINARY PLAT FOR AIRPORT BUSINESS PARK NO. 1; E 1500 ROAD & US HWY 24/40 (LAP)

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

Deferred

Recess Airport Zoning Commission
Reconvene LDCMPC

RESUME PUBLIC HEARING:

ITEM NO. 6: SPECIAL USE PERMIT FOR SE LAWRENCE BENEFIT DISTRICT NO. 1; NE CORNER OF INTERSECTION OF E 1700 & 1300 ROADS (MKM)

SUP-07-07-07: Special Use Permit for the construction of a pump station for the SE Lawrence Benefit District No. 1, near the NE Corner of the intersection of E 1700th & 1300th Roads. Submitted by Peridian Group, Inc for the City of Lawrence, property owner of record.

ITEM NO. 7: A & V-C TO GPI-FP; 537.70 ACRES; N 1175 ROAD & E 1600 ROAD (MKM)

Z-08-16-07: A request to rezone a tract of land approximately 537.70 acres from A (Agricultural) & V-C (Valley Channel) to GPI-FP (General Public & Institutional Flood Plain Overlay). The property is located near N 1175 Road & E 1600 Road. Submitted by Bartlett & West for the City of Lawrence, property owner of record. [*This is the site of the proposed Wakarusa Water Reclamation Facility. The PC recommended approval of rezoning to GPI at their 5/23/07 meeting.*]

ITEM NO. 8: CONDITIONAL USE PERMIT FOR 264 E 2100 ROAD (MKM)

CUP-08-08-07: Conditional Use Permit for nursery at 264 E 2100 Road. Submitted by William Voigts Jr., property owner of record.

Deferred

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	

PCCM Meeting: (9/12, 10/10, 11/14)
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: (9/6, 9/20 3:00pm)
City/County/USD Study Session: (10/29, 2/11/08 9:00am @ County Courthouse)

ADJOURN