

City of Lawrence
Planning Commission minutes
July 22, 2009

MEMBERS PRESENT: Carter, Dominguez, Finkeldei, Harris, Hird, Moore, Singleton

MEMBERS ABSENT: Blaser, Chaney, Rasmussen, Student Commissioner Shelton

STAFF PRESENT: McCullough, Stogsdill, J. Miller, M. Miller, Uddin, Ewert

PC Minutes 7/22/09 **DRAFT**

ITEM NO. 8A ANNEXATION FOR PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

A-5-1-09: Consider annexing approximately 4 acres for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc. for the City of Lawrence, property owner of record.

ITEM NO. 8B PRELIMINARY PLAT FOR PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

PP-5-1-09: Consider a Preliminary Plat and variance from required street frontage for Pump Station 25, a one-lot subdivision, approximately 4 acres, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc. for the City of Lawrence, property owner of record.

ITEM NO. 8C COUNTY I-4 TO OS; PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

Z-5-9-09: Consider rezoning approximately 4 acres from County I-4 (Heavy Industrial) to OS (Open Space) for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

ITEM NO. 8D OS TO OS-FP; PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

Z-5-8-09: Consider rezoning approximately 4 acres from OS (Open Space) to OS-FP (Open Space with Floodplain Overlay) for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

ITEM NO. 8E SPECIAL USE PERMIT FOR PUMP STATION 25 (MKM)

SUP-5-6-09: Special Use Permit for Pump Station 25, a minor utility serving more than one development. Located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented items 8A-8E together.

APPLICANT PRESENTATION

Mr. David Hamby, BG Consultants Inc, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Finkeldei asked if this is part of the proposal that extended the new waterline serving the other side of 23rd Street, the new Southeast Area Plan.

Mr. Mike Lawless, Utilities Department, said this will serve the pump station that is on the south side of K-10 off of O'Connell Road. He stated that the new pump station would be in place before the existing pump station would be over capacitated. He said it will help with the farmland property for sewer utility in the future.

NO ACTION TAKEN ON ITEM 8A

ACTION TAKEN ON ITEM 8B

Motioned by Commissioner Finkeldei, seconded by Commissioner Singleton, to approve the variance from required street frontage for Pump Station 25

Unanimously approved 7-0.

Motioned by Commissioner Carter, seconded by Commissioner Harris, to approve the Preliminary Plat of the Pump Station 25 Subdivision and referring it to the City Commission for consideration of dedication of easements subject to the following conditions of approval:

- 1) The preliminary plat shall be revised with the following changes:
 - a. Include the property to the south, in concept form, to show the location of the access easement
 - b. ~~The~~ **An** access easement on the property to the south shall be rededicated ~~to match~~ **which includes** the existing access drive, renamed to include 'municipal access' as a purpose and the Book and Page number of the access easement shall be noted on the face of the plat.

- c. The Book and Page number of the recorded appraiser's report shall be listed on the face of the plat as it identifies the property which was included in the condemnation action.

Unanimously approved 7-0.

ACTION TAKEN ON ITEM 8C

Motioned by Commissioner Harris, seconded by Commissioner Hird, to approve the rezoning request for 4 acres from I-4 (Heavy Industrial) District to OS (Open Space) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Unanimously approved 7-0.

ACTION TAKEN ON ITEM 8D

Motioned by Commissioner Singleton, seconded by Commissioner Harris, to approve the rezoning request for 4 acres from OS (Open Space) District to OS-FP (Open Space with Floodplain Overlay) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report.

Unanimously approved 7-0.

ACTION TAKEN ON ITEM 8E

Motioned by Commissioner Hird, seconded by Commissioner Harris, to approve SUP-5-6-09, a Special Use Permit for Pump Station 25, a minor utility based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Publication of an ordinance per Section 20-1306(j).
3. Applicant shall provide a revised site plan with the following changes:
 - a. The wooded areas to remain shall be delineated on the plan.
 - b. The following note regarding protection measures for the trees shall be added: "Protective fencing should be installed along the dripline bordering the pump station area to prevent construction machinery or vehicles from damaging the trees. No trenching or grading is to occur within 10 ft of trees which are designated for protection."

Unanimously approved 7-0.