

City of Lawrence
Planning Commission minutes
July 20, 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 8/24/09 **DRAFT**

ITEM NO. 4 PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; 4700 OVERLAND DR (SLD)

PDP-6-1-09: Consider a revised Preliminary Development Plan, approximately 43.88 acres, for the commercial portions of Bauer Farm, located at 4700 Block #2 Overland Drive. Submitted by Landplan Engineering, for Free State Group LLC, Free State Holdings Inc, Bauer Farms Residential LLC, and CVS Pharmacy LLC, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Tim Herndon, Landplan Engineering, agreed with the proposed conditions in the staff report.

Commissioner Rasmussen inquired about the elevations of the apartment structure on Overland Drive.

Mr. Herndon said the Preliminary Development Plan does require a conceptual site section. He said after the Preliminary Development Plan is approved the Final Development Plan will zoom in on the site and include more detail.

Commissioner Rasmussen asked if at this phase Mr. Herndon anticipated that it will have some relief along Overland Drive.

Mr. Herndon replied yes.

No ex parte communications.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

ACTION TAKEN

Motioned by Commissioner Hird, seconded by Commissioner Finkeldei, to approve the Preliminary Development Plan for Bauer Farm based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval subject to the following conditions:

1. Provision of a revised Preliminary Development Plan to show additional landscape per the drawing dated 7.31.09 for Lot 3, Block 6.
2. Provision of a revised Preliminary Development Plan to include the following note on page 1 of the drawing to state "See FDP-1-2-09; Bauer Farms- Phase 2 (residential development) approved PC on 5/18/09 for related residential development of this project."

Unanimously approved 8-0, with Student Commissioner Shelton voting in favor.