

City of Lawrence
Planning Commission minutes
August 24, 2009

MEMBERS PRESENT: Blaser, Carter, Chaney, Finkeldei, Harris, Hird, Moore, Rasmussen, Student Commissioner Shelton

MEMBERS ABSENT: Dominguez, Singleton

STAFF PRESENT: McCullough, Stogsdill, Day, Finger, J. Miller, Zollner, Ewert

PC Minutes 8/24/09 **DRAFT**

ITEM NO. 3 PRELIMINARY PLAT FOR PARK PLACE ADDITION; 510-544 FIRESIDE DR (SLD)

PP-6-3-09: Consider a one lot multi-family Preliminary Plat on approximately 7.71 acres for Park Place Addition located at 510-544 Fireside Drive. Submitted by Paul Werner Architects, for Ernest Fleischer, property owner of record.

No disclosure of ex parte.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

Commissioner Harris asked staff to address concerns that were in the communications from the public.

Ms. Day said staff received communications inquiring how buffering treatment would be handled between the new apartment complex and the remaining duplexes that front Trail Road. The applicant through the public notice process contacted staff during the review period indicating their concern about buffering treatment. Staff will review the buffering treatment during the site planning stage. The two abutting zoning districts are comparable zoning districts so there is no mandatory buffer yard other than normal setback and normal screening requirements that would be required of a development, so there is no extraordinary buffering that would need to occur.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, agreed with staff but questioned how the recommendation was worded. He expressed concern about the wording of the condition regarding public access easement.

COMMISSION DISCUSSION

Mr. McCullough said the note could be reworded to say something along the lines of 'public access to and through Fireside Drive shall be maintained in an open fashion.'

Suggested a motion such as 'contains a plat note as coordinated through the applicant and staff for the intention of keeping Fireside Drive open to the public.'

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Rasmussen, to approve the Preliminary Plat of Park Place Addition and forwarding it to the City Commission for consideration of the requested vacation of right-of-way and easements and dedication of easements, subject to the following condition:

Provision of a preliminary plat note regarding public access on Fireside Drive ~~shall not be gated in any way to prevent vehicle or pedestrian access to the property or development~~, the wording of which will be agreed upon by staff and applicant prior to presenting to the City Commission.

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