

**ITEM NO. 3 WEST 6<sup>TH</sup> STREET AND WAKARUSA DRIVE AREA PLAN (DDW)**

**CPA-4-3-12:** Consider a Comprehensive Plan Amendment to Chapter 6 of Horizon 2020 to revise the existing commercial centers section, and to Chapter 14 Specific Plans, to revise the West 6<sup>th</sup> Street and Wakarusa Drive Area Plan.

**ITEM NO. 4A RMO TO CN2; 2.42 ACRES; 650 CONGRESSIONAL DR (SLD)**

**Z-4-6-12:** Consider a request to rezone approximately 2.42 acres from RMO (Multi-Dwelling Residential-Office) to CN2 (Neighborhood Shopping Center), located at 650 Congressional Drive. Submitted by Williams Management, for BWB-WCSC LLC, property owner of record.

**ITEM NO. 4B SPECIAL USE PERMIT FOR AN OFFICE/RETAIL BUILDING WITH A DRIVE-THRU; 650 CONGRESSIONAL DR (SLD)**

**SUP-4-3-12:** Consider a Special Use Permit for an office/retail building with a drive-thru for an eating and drinking establishment use at 650 Congressional Drive. Submitted by Williams Management, for BWB-WSC, LLC, property owner of record.

**STAFF PRESENTATION**

Mr. Dan Warner presented item 3.

Ms. Sandra Day presented items 4A and 4B together.

**APPLICANT PRESENTATION**

Mr. Brad Finkeldei, attorney for Williams Management, agreed with the staff recommendation. He said the Comprehensive Amendment made sense and was an extension of what was there now. He said it would include four tenants and three tenants had been lined up already.

**PUBLIC HEARING ON ITEMS 3, 4A, 4B**

No public comment.

**APPLICANT CLOSING COMMENTS**

Mr. Brad Finkeldei said they held a public hearing and invited the neighbors. He said two residents attended for additional information.

**COMMISSION DISCUSSION**

Commissioner von Achen inquired about the current western boundary.

Ms. Day said it ended at the property line today.

Commissioner von Achen inquired about car stacking in the drive-thru.

Ms. Day used the overhead to show traffic flow.

**ACTION TAKEN on Item 3**

Motioned by Commissioner Blaser, seconded by Commissioner Culver, to approve this comprehensive plan amendment to Horizon 2020 Chapter 6, Commercial Land Use, to revise the western boundary of the Existing Commercial Area W. 6<sup>th</sup> Street and Wakarusa Drive, and to amend the Area Plan for the Intersection Area of West 6<sup>th</sup> Street & Wakarusa Drive and recommends forwarding this comprehensive plan amendment to the Lawrence City Commission.

Commissioner Hird said it looked like the kind of infill project that would be helpful to the city. He said setting Congressional as the boundary made perfect sense and was consistent with what was adjacent to it. He said there was vacant land west of Congressional and he would not be in favor of extending retail to the west of Congressional.

Unanimously approved 9-0.

Motioned by Commissioner Blaser, seconded by Commissioner Culver, to approve and sign Planning Commission Resolution PCR-12-00013.

Unanimously approved 9-0.

**ACTION TAKEN on Item 4A**

Motioned by Commissioner von Achen, seconded by Commissioner Hird, to approve the request to rezone approximately 2.42 acres from RMO (Multi-Dwelling Residential-Office) to CN2 (Neighborhood Commercial Center), located at 650 Congressional Drive based on the findings presented in the staff report and forwarding it to the City Commission.

Unanimously approved 9-0.

**ACTION TAKEN on Item 4B**

Motioned by Commissioner von Achen, seconded by Commissioner Blaser, to approve an office/retail building with a drive-thru for an eating and drinking establishment use at 650 Congressional Drive and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions to be completed prior to the release of the site plan associated with the SUP for building permits:

1. Submission and approval of a photometric plan for the new parking lot.
2. Submission and approval of building elevations compliant with the Commercial Design Guidelines.
3. Submission and approval of a Downstream Sanitary Sewer Analysis per AP-76 prior to the release of the site plan for issuance of a building permit.
4. Provision of a revised site plan to include the following changes:
  - a. Revision of the legal description to reflect the platted lot less the right-of-way acquired for the W. 6<sup>th</sup> Street project.
  - b. Provision of the deed book and page reference on the face of the plan that amends the cross access for this site to include the vacation of a portion of the existing north access easement.

Unanimously approved 9-0.