

PC Minutes 9/26/16

**ITEM NO. 6A ANNEX 55 ACRES; SE CORNER 31<sup>ST</sup> & MICHIGAN (MKM)**

**A-16-00305:** Consider a request to annex approximately 55 acres located at the SE corner of 31<sup>st</sup> and Michigan Streets. Submitted by BG Consultants on behalf of Reylan Properties LC, property owner of record. *Initiated by City Commission on 8/16/16.*

**ITEM NO. 6B A TO RM15; 30 ACRES; SE CORNER 31<sup>ST</sup> & MICHIGAN (MKM)**

**Z-16-00306:** Consider a request to rezone approximately 30 acres from County A (Agricultural) District to RM15 (Multi-Dwelling Residential) District, located at the SE corner of 31<sup>st</sup> & Michigan Streets. Submitted by BG Consultants on behalf of Reylan Properties LC, property owner of record.

**ITEM NO. 6C A TO RM15-FP; 25.13 ACRES; SE CORNER 31<sup>ST</sup> & MICHIGAN (MKM)**

**Z-16-00307:** Consider a request to rezone approximately 25.13 acres from County A (Agricultural) District to RM15-FP (Multi-Dwelling Residential with Floodplain Management Regulations Overlay) District, located at the SE corner of 31<sup>st</sup> & Michigan Streets. Submitted by BG Consultants on behalf of Reylan Properties LC, property owner of record.

**STAFF PRESENTATION**

Ms. Mary Miller presented items 6A-6C together.

**APPLICANT PRESENTATION**

Mr. Matt Gough, Barber Emerson, said he agreed with the staff report and was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Britton referenced an article in the Lawrence Journal World about a multi-dwelling inventory report. He wondered about the current vacancy for RM districts.

Ms. Miller said the City did not keep vacancy rates.

Mr. McCullough said the staff report did not include vacancy rates.

Commissioner Harrod asked if the sidewalk on the south side of 31<sup>st</sup> Street would be complete.

Ms. Miller said it wouldn't go all the way to Louisiana Street.

Commissioner Britton inquired about the street access to the residential development approved to the north.

Mr. McCullough said it went to RS zoning and street access would come from the north, not off of 31<sup>st</sup> Street.

Commissioner Willey thanked staff for the floodplain information.

**ACTION TAKEN on Item 6A**

Motioned by Commissioner Culver, seconded by Commissioner Britton, to approve the requested annexation of approximately 55 acres and forwarding the requested annexation to the City Commission with a recommendation for approval based on the findings in the body of the staff report.

Commissioner Carpenter said annexation requests would be more common before changes to the Horizon 2020. He said this one met all the criteria and had infrastructure in place. He asked if Steve's Place was not being annexed.

Ms. Miller said that was correct.

Commissioner von Achen said she was troubled by calling this infill. She felt it could start a slippery slope.

Commissioner Britton said he also did not see this as infill development but did think it made perfect sense for annexation. He liked that it abutted the South Lawrence Trafficway with a clear boundary.

Commissioner Carpenter said this property had value as open space.

Commissioner Harrod expressed concern about losing rural areas and cropland.

Motion carried 9-0. Commissioner Sands was not present for the vote.

*Commissioner Sands arrived at 7:38pm.*

**ACTION TAKEN on Item 6B**

Motioned by Commissioner Culver, seconded by Commissioner Harrod, to approve the rezoning request for approximately 30 acres from County A (Agricultural) District to RM15 (Multi-dwelling Residential) 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.

Motion carried 9-0. Commissioner Sands not present for the vote.

**ACTION TAKEN on Item 6C**

Motioned by Commissioner Culver, seconded by Commissioner Harrod, to approve the rezoning request for approximately 25.13 acres from County A (Agricultural) District to RM15-FP (Multi-dwelling Residential with Floodplain Management Regulations 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.

Motion carried 9-0. Commissioner Sands was not present for the vote.