

PC Minutes 11/16/16

**ITEM NO. 2A    COMPREHENSIVE PLAN AMENDMENT TO H2020; FARMLAND INDUSTRIES REDEVELOPMENT PLAN (JSC)**

**CPA-16-00443:** Consider a Comprehensive Plan Amendment to Chapter 14 of *Horizon 2020*, "Specific Plans" to amend the Farmland Industries Redevelopment Plan to amend the Future Land Use Section. Submitted by Bartlett & West.

**ITEM NO. 2B    PRELIMINARY PLAT FOR GWALTNEY ADDITION; 2176 E 23<sup>RD</sup> ST (BJP)**

**PP-16-00392:** Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23<sup>rd</sup> St, 2200 E 23<sup>rd</sup> St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record.

**ITEM NO. 2C    IM TO CS; 1.45 ACRES; 2200 STREET FF (BJP)**

**Z-16-00396:** Consider a request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, located at 2200 Street FF. Submitted by Bartlett & West Inc on behalf of City of Lawrence, property owner of record.

**STAFF PRESENTATION**

Mr. Jeff Crick presented Item 2A.

Ms. Becky Pepper presented Items 2B and 2C.

**APPLICANT PRESENTATION**

Mr. Darron Amman, Bartlett & West, thanked staff for their work. He showed concept plans on the overhead of the proposed Country Inn & Suites.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Sands inquired about access.

Ms. Pepper said Lots 1 & 2 would have access from the frontage road and Lot 3 would have access from FF Street.

Commissioner Carpenter asked about the anticipated use of Lot 3.

Mr. McCullough said it would stay under City ownership and that it was still up in the air about if it will go toward this development. He said it would likely be in a holding pattern until an idea comes along for it.

Commissioner Struckhoff inquired about the orientation of the building.

Mr. Amman said the length would be north to south.

**ACTION TAKEN on Item 2A**

Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve the Comprehensive Plan Amendment, CPA-16-00443, to *Horizon 2020*: Chapter 14: Specific Plans, revising the *Farmland Industries Redevelopment Plan* to include Commercial as a Future Land Use designation, to revise a portion of the Future Land Use map from Industrial to Commercial, and to incorporate general revisions and updates to the

*Farmland Industries Redevelopment Plan* and forwarding to City Commission with a recommendation for approval.

Unanimously approved 8-0.

**ACTION TAKEN on Item 2B**

Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve the Preliminary Plat, PP-16-00392, of Gwaltney Addition subject to the following condition:

1. Provide 10' perimeter utility easements along the west line of Lot 2 and the east line of Lot 1.

Unanimously approved 8-0.

**ACTION TAKEN on Item 2C**

Motioned by Commissioner Sands, seconded by Commissioner Butler, to approve rezoning, Z-16-00396, approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District, and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in this staff report.

Unanimously approved 8-0.