



**PLANNING COMMISSION MEETING**  
**July 26, 2017**  
**Meeting Action Summary**

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July 26, 2017 – 6:30 p.m.

Commissioners present: Carpenter, Culver, Sands, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Stogsdill, Crick, Weik, Ewert

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**GENERAL BUSINESS**

**PLANNING COMMISSION ACTION SUMMARY MINUTES**

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of June 28, 2017.

Motioned by Commissioner Culver, seconded by Commissioner Willey, to approve the June 28, 2017 Planning Commission action summary minutes.

Unanimously approved 6-0-1, with Commissioner Sinclair abstaining.

**COMMITTEE REPORTS**

Receive reports from any committees that met over the past month.

Commissioner Culver said the Metropolitan Planning Organization (MPO) received an update from staff on Transportation 2040. He said they finished up the public engagement phase I and staff was getting feedback from the committee. He said the committee would meet again in August and discuss financial aspects of the plan. He said staff and consultants continue to work on the Lawrence Loop and missing sections. He said staff and the consultants were also working on the transit center analysis. He said the MPO was working on a safety analysis for safety hotspots for all modes of transportation.

**EX PARTE / ABSTENTIONS / DEFERRAL REQUEST**

- No ex parte.
- No abstentions.

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**ITEM NO. 1      PRELIMINARY PLAT FOR CEDAR GROVE SUBDIVISION; 1100 BLOCK  
BILTMORE DR & RESEARCH PARK DR (SLD)**

**PP-17-00256:** Consider a Preliminary Plat for Cedar Grove Subdivision, located in the 1100 block of Biltmore Dr & Research Park Dr. The subdivision includes 93 residential lots and 1 non-residential lot. Submitted by BG Consultants on behalf of WE1929 LLC, property owner of record.

**STAFF PRESENTATION**

Mr. Jeff Crick presented the item.

**APPLICANT PRESENTATION**

Mr. Jason Hoskinson, BG Consultants, was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Willey asked if the buffer and easement area was typical.

Mr. Crick said it was a little bit above and beyond. He said it gave the residents a little bit of added buffer.

Commissioner Willey asked if the applicant was comfortable with that.

Mr. Hoskinson nodded yes.

Commissioner Carpenter asked if the depth of the sewer had something to do with easement size.

Mr. Crick said the deeper the sewer line the more easement was required to allow larger equipment to access deeper lines. He said a general way to measure it was for every foot deep it would need a foot and a half wide easement.

Commissioner Sands asked if the pedestrian easement connected to the gas easement

Mr. Crick said yes.

Commissioner Sands said he recalled something in the staff report about not knowing who would connect/pave one to the other.

Mr. Crick said that was correct.

Commissioner Sands asked if there would be paving in the gas easement.

Mr. Crick said Parks & Recreation would work out a deal with the property owner of the easement to put the trail through there.

Commissioner Sands asked if the surface would be gravel.

*Complete audio & video from this meeting can be found online:*

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

Mr. McCullough said it would depend on if the gas company had a rule about hard surfacing over the easement. He said the intent was to connect to DeVictor Park.

**ACTION TAKEN**

Motioned by Commissioner Sands, seconded by Commissioner Weaver, to approve the Preliminary Plat for Cedar Grove Subdivision subject to the following condition:

1. Submission of a revised Preliminary Plat drawing to show a utility easement along the north and west property lines not to exceed 25' and an adjacent parallel landscape easement not to exceed 15' for a total easement area dedication of 40' per staff approval.

Unanimously approved 7-0.

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**ITEM NO. 2      FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION PHASE II; 565  
WAKARUSA DR (SLD)**

**FDP-17-00268:** Consider a Final Development Plan for an 11,500 SF multi-tenant retail building, 6Wak Addition Phase II, located at 565 Wakarusa Dr. Submitted by TreanorHL, for 6Wak Land Investments LLC, property owner of record.

**STAFF PRESENTATION**

Mr. Jeff Crick presented the item.

Mr. McCullough said there was an association with a future Final Development Plan to the north. He said the request was to break access on 6<sup>th</sup> Street into the Wal-Mart lot. He said that would be processed through the City Commission with a Code Amendment.

Commissioner Culver said this application had nothing to do with an access break to 6<sup>th</sup> Street.

Mr. McCullough said that was correct. He said access would be from Overland Dr.

Commissioner Carpenter asked if there was still a square footage retail cap at this intersection.

Mr. Crick said yes, it had been met.

Commissioner Carpenter inquired about access.

Mr. McCullough said the access management starts at Wakarusa and goes west toward K-10. He said Bauer Farm was just outside of the access management developed for West 6<sup>th</sup> Street development. He said Bauer Farm gained its access points through all the proper channels.

Commissioner Willey inquired about the design elements to keep up the profile of 6<sup>th</sup> Street.

Mr. Crick said it was his understanding that the applicant had conversations with staff about that.

**APPLICANT PRESENTATION**

No applicant present.

**PUBLIC HEARING**

No public comment.

**ACTION TAKEN**

Motioned by Commissioner Sands, seconded by Commissioner Culver, to approve the Final Development Plan for 6WAK Addition Phase II based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to release of the Final Development Plan for issuance of a building permit, the Minor Subdivision shall be recorded with the Douglas County Register of Deeds Office.
2. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.

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3. Provision of a revised Final Development Plan to modify the building elevations to provide cornices on all sides and lifted building treatments on the building corners facing W. 6<sup>th</sup> Street.
4. Revise off-street parking table to include outdoor dining area.

Unanimously approved 7-0.

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**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 1      MINOR SUBDIVISION VARIANCE; FAIRFAX ADDITION; 1200 LAURA AVE (KEW)**

**MS-17-00319:** Consider a variance request to reduce the minimum lot area from 7,000 sq. ft. to 5,743 sq. ft. and variance request to reduce the minimum lot width requirement from 60' wide to 46' for Lot 2 of Fairfax Addition No. 2, a replat of Lots 188, 189 and 190, Fairfax Addition, located at 1200 Laura Ave. Submitted by Grob Engineering Services, LLC for Alva West, LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Katherine Weik presented the item.

**APPLICANT PRESENTATION**

Mr. Dean Grob, Grob Engineering, was present for questioning.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Culver asked if the top two lots were under single ownership.

Mr. Grob said yes.

Commissioner Willey felt this was a change for the better and supported infill.

**ACTION TAKEN**

Motioned by Commissioner Willey, seconded by Commissioner Sands, to approve the variances requested for Minor Subdivision, MS-17-00319, to reduce the minimum lot area and minimum lot width required in Section 20-601(a) for RS7 (Single-Dwelling Residential) District, to 46' wide and 5,743 sq. ft. rather than the 60' wide and 7,000 sq. ft. required for Lot 2.

Unanimously approved 7-0.

Mr. McCullough said the Mid-Month calendar would be revised with new topics.

Ms. Stogsdill said she was looking for a date that worked for all the Planning Commissioners for their annual orientation/training. She said Friday, October 20<sup>th</sup> seemed to be available for most.

Commissioners Sands and Weaver said they were okay with October 20.

Commissioner Sinclair said October 20 would not work for him.

Ms. Stogsdill said she would look at dates in November.

Commissioner Sands said Wednesday's were usually busy for him.

Commissioners Struckhoff and Willey said they would work on the Planning Commission orientation/training agenda.

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**ADJOURN 7:19pm**