



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
APRIL 24 & 26, 2017 6:30PM - 10:30PM**

GENERAL BUSINESS:

PLANNING COMMISSION ACTION SUMMARY

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of March 15, 2017.

COMMITTEE REPORTS

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

COMMUNICATIONS

- a) Receive written communications from the public.
- b) Receive written communications from staff, Planning Commissioners, or other commissioners.
- c) Receive written action of any waiver requests/determinations made by the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION
REGULAR AGENDA (APRIL 24, 2017) MEETING**

PUBLIC HEARING ITEMS:

**ITEM NO. 1 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; LANDFILLS
(MKM)**

TA-16-00510: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to add 'Landfills' to the enumerated list of Conditional Uses, provide a definition, and establish standards for the use. *Initiated by County Commission on 11/30/16. Deferred by Planning Commission on 3/15/17.*

**ITEM NO. 2 TEXT AMENDMENT TO COUNTY ZONING REGULATIONS; RADIO,
TELEVISION, TELECOMMUNICATION, & MICROWAVE TOWERS (MKM)**

TA-16-00511: Consider a Text Amendment to Chapter 12 of the County Code, *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to revise Section 12-319-4.31, *Radio, television, telecommunication, and microwave towers*, to bring the standards and definitions into compliance with State law. *Initiated by County Commission on 11/30/16.*

NON-PUBLIC HEARING ITEM:

**ITEM NO. 3 PRELIMINARY PLAT FOR ALVABET ADDITION; 1300 BLOCK RESEARCH
PARK DR (SLD)**

PP-17-00078: Consider a Preliminary Plat for Alvabet Addition, a 3 lot and 4 tract subdivision along the west side of Research Park Drive, located in the 1300 block of Research Park Dr. Submitted by Landplan Engineering, for Alvamar Inc and Mabet #1 #2 and Mabet #3, property owners of record.

PUBLIC HEARING ITEMS:

ITEM NO. 4 RM12 & RS5 TO CS; .52 ACRE; 508 MICHIGAN (SLD)

Z-17-00087: Consider a request to rezone approximately .52 acre from RM12 (Multi-Dwelling Residential) District & RS5 (Single-Dwelling Residential) District to CS (Strip Commercial) District, located at 508 Michigan. Submitted by The Johnson Group, for Jesson S. Ross, property owner of record.

ITEM NO. 5A COMPREHENSIVE PLAN AMENDMENT TO H2020; OREAD WEST RESEARCH PARK (SLD)

CPA-17-00135: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 7, to amend the boundary of the Oread West Research Park, related to rezonings Z-17-00079 & Z-17-00080 for the undeveloped properties north of Legends Drive and in the 1100 block of Biltmore Drive and Research Park Drive. Submitted by BG Consultants.

ITEM NO. 5B IBP TO RS7; 25.4 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00079: Consider a request to rezone approximately 25.4 acres from IBP (Industrial/Business Park) District to RS7 (Single-Dwelling Residential) District, located in the 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

ITEM NO. 5C IBP TO RM12D; 10 ACRES; 1100 BLOCK BILTMORE DR & RESEARCH PARK DR (SLD)

Z-17-00080: Consider a request to rezone approximately 10.0 acres from IBP (Industrial/Business Park) District to RM12D (Multi-Dwelling Residential) District, 1100 Block of Biltmore Dr. and Research Park Dr. Submitted by BG Consultants, for WE1929, LLC, property owner of record.

ITEM NO. 6 RSO TO RM32; .464 ACRE, 1816 & 1822 W 24TH ST (BJP)

Z-17-00083: Consider a request to rezone approximately .464 acre from RSO (Single-Dwelling Residential-Office) District to RM32 (Multi-Dwelling Residential) District, located at 1816 and 1822 W 24th St. Submitted by Paul Werner Architects, for Cherry Hill Properties LLC, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 7A PRELIMINARY PLAT FOR 902 STORAGE; 1700 BLOCK E 902 RD (MKM)

PP-17-00093: Consider a Preliminary Plat for 902 Storage, a one-lot subdivision containing approximately 11.63 acres, located in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 7B CONDITIONAL USE PERMIT; 902 STORAGE; 1700 BLOCK E 902 RD (MKM)

CUP-17-00092: Consider a Conditional Use Permit for a mini-storage facility, located on approximately 11.63 acres in the 1700 Block of E 902 Rd. Submitted by BG Consultants, for Garber Enterprises, Inc., property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30pm on April 26, 2017

BEGIN PUBLIC HEARING (APRIL 26, 2017):

COMMUNICATIONS

- a) Receive written communications from staff, Planning Commissioners, or other commissioners.
- b) Disclosure of ex parte communications.
- c) Declaration of abstentions from specific agenda items by commissioners.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

REGULAR AGENDA (APRIL 26, 2017) MEETING

PUBLIC HEARING ITEMS:

ITEM NO. 8 CAPITAL IMPROVEMENT PLAN

Presentation of recommended Capital Improvement Plan.

NON-PUBLIC HEARING ITEM:

Recess LDCMPC

Convene Joint Meeting with Baldwin Planning Commission

ITEM NO. 9 PRELIMINARY PLAT FOR APPLIED ECOLOGICAL ADDITION; 1269 N 222 RD (MKM)

PP-17-00090: Consider a Preliminary Plat for Applied Ecological Addition, a one-lot subdivision of approximately 11.7 acres, located at 1269 N 222 Rd. Submitted by Landplan Engineering, for Applied Ecological Services, Inc, property owner of record. *Joint meeting with Baldwin City Planning Commission.*

Adjourn Joint Meeting

Reconvene LDCMPC

RESUME PUBLIC HEARING:

ITEM NO. 10 EAST LAWRENCE REZONINGS (BJP)

East Lawrence Rezoning of multiple properties to align the properties' current use with the zoning districts that contain the appropriate density and intensity standards to support the uses, as identified in the interactive map available here: lawrenceks.org/pds/rezoning

The properties to be rezoned are in an area of the East Lawrence neighborhood, as identified on a map in the Staff memo, and generally bound by 9th Street to the south, Rhode Island Street to the west, various streets to the east but no farther than the alley between New Jersey Street and Pennsylvania Street, and the Kansas River to the north. This item will receive a hearing before the Planning Commission with notice to all affected properties and to owners within 400 feet of the affected properties. *Initiated by City Commission on 12/6/16.*

Z-17-00098: Consider a request to rezone 82 properties from RM24 (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District.

Z-17-00099: Consider a request to rezone 22 properties from RM24 (Multi-Dwelling Residential) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00100: Consider a request to rezone 10 properties from RSO (Single-Dwelling Residential-Office) District to RS5 (Single-Dwelling Residential) District.

Z-17-00101: Consider a request to rezone 2 properties from RSO (Single-Dwelling Residential-Office) District to RM12D (Multi-Dwelling Residential) District.

Z-17-00102: Consider a request to rezone 627 Connecticut from RSO (Single-Dwelling Residential-Office) District to RM24 (Multi-Dwelling Residential) District.

Z-17-00103: Consider a request to rezone 5 properties from CS (Strip Commercial) District to RS5 (Single-Dwelling Residential) District.

Z-17-00104: Consider a request to rezone 738 Rhode Island from CS (Strip Commercial) District to RM12D (Multi-Dwelling Residential) District.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 STAFF MEMO REGARDING COKELEY ADDITION VARIANCE; SW CORNER OF W 31ST ST & OUSDAHL RD (MKM)

Receive Staff Memo regarding Minor Subdivision, MS-17-00071, variance request for W 31st Street, for Cokeley Addition, a one-lot subdivision on approximately 2.9 acres located in the southwest corner of the intersection of W 31st Street and Ousdahl Road. Submitted by Landplan Engineering, PA for Jayhawk Acquisition, LLC, property owner of record. *Deferred by Planning Commission on 3/15/17.*

ADJOURN

CALENDAR

March 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

PCCM Meeting:

(Generally 2nd Wednesday of each month, 7:30am-9:00am)

Sign up to receive the Planning Commission agenda or weekly Planning Submittals via email:

<http://www.lawrenceks.org/subscriptions>