



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION  
CITY HALL, 6 EAST 6<sup>TH</sup> STREET, CITY COMMISSION MEETING ROOM  
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS  
MONDAY & WEDNESDAY, DECEMBER 17 & 19, 2018 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 November 12 & 14, 2018.

**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.
- f) General public comment.

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION***  
**REGULAR AGENDA (DECEMBER 17, 2018) MEETING**

**PUBLIC HEARING ITEM:**

**ITEM NO. 1      COMPREHENSIVE PLAN 2040**

Discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include an introduction and growth & development.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess until 6:30pm on December 19, 2018**

## **BEGIN PUBLIC HEARING (DECEMBER 19, 2018):**

### **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.
- d) General public comment.

## ***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION*** **REGULAR AGENDA (DECEMBER 19, 2018) MEETING**

### **PUBLIC HEARING ITEM:**

#### **ITEM NO. 2A      REZONING 16.116 ACRES FROM OS, CS, IG TO CD-PD; 311, 317, 401, 409, 415, 501, 505 N 2<sup>ND</sup> ST (SLD)**

**Z-18-00505:** Consider a request to rezone approximately 16.116 acres from OS (Open Space) District, CS (Strip Commercial) District, & IG (General Industrial) District to CD-PD (Downtown Commercial with Planned Development Overlay) District, and to affirm the findings for publication of PCR-1-1-12 and CPA-11-8-11 expanding the identified boundaries of Downtown Lawrence, located at 311, 317, 401, 409, 415, 501, & 505 N 2<sup>nd</sup> St. Submitted by Paul Werner Architects on behalf of Abfield Investments LLC, City of Lawrence, Douglas County Kaw Drainage District, D&D Rentals of Lawrence LLC, Exchange Holdings LLC, HDD of Lawrence LLC, Kaw River Estates LLC, Patience LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

### **NON-PUBLIC HEARING ITEM:**

#### **ITEM NO. 2B      PRELIMINARY PLAT FOR NORTH LAWRENCE RIVERFRONT ADDITION; 311, 317, 401, 409, 415, 501, 505 N 2<sup>ND</sup> ST (SLD)**

**PP-18-00504:** Consider a one-lot Preliminary Plat for North Lawrence Riverfront Addition, located at 311, 317, 401, 409, 415, 501, & 505 N 2<sup>nd</sup> St for mixed use development including residential and commercial uses. Variances related to block length and right-of-way dedication for N. 2<sup>nd</sup> Street as a principal arterial. Submitted by Paul Werner Architects on behalf of Abfield Investments LLC, City of Lawrence, Douglas County Kaw Drainage District, D&D Rentals of Lawrence LLC, Exchange Holdings LLC, HDD of Lawrence LLC, Kaw River Estates LLC, Patience LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

### **RESUME PUBLIC HEARING:**

#### **ITEM NO. 2C      PRELIMINARY DEVELOPMENT PLAN FOR NORTH LAWRENCE RIVERFRONT; 311, 317, 401, 409, 415, 501, 505 N 2<sup>ND</sup> ST (SLD)**

**PDP-18-00506:** Consider a Preliminary Development Plan for North Lawrence Riverfront, located at 311, 317, 401, 409, 415, 501, & 505 N 2<sup>nd</sup> St. The project includes multiple phases and mixed residential and commercial development. Submitted by Paul Werner Architects on behalf of Abfield Investments LLC, City of Lawrence, Douglas County Kaw Drainage District, D&D Rentals of Lawrence LLC, Exchange Holdings LLC, HDD of Lawrence LLC, Kaw River Estates LLC, Patience LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

#### **ITEM NO. 3      REZONING .18 ACRES FROM PCD TO CS; 3235 OUSDAHL (MKM)**

**Z-18-00508:** Consider a request to rezone approximately 0.18 acres from PCD (Planned Commercial Development) District to CS (Strip Commercial) District, located at 3235 Ousdahl. Submitted by Paul Werner Architects, for Fraternal Investors LLC, property owner of record.

**ITEM NO. 4      TEXT AMENDMENT TO LAND DEVELOPMENT CODE; CONDITIONAL ZONING (SLD)**

**TA-18-00430:** Consider a Text Amendment to the City of Lawrence Land Development Code, to define and clarify the use of conditional zoning. *Initiated by Planning Commission on 8/22/18.*

**ITEM NO. 5      REZONING 2.7 ACRES FROM IBP TO IL; 1900 WAKARUSA DR (KEW)**

**Z-18-00495:** Consider rezoning approximately 2.7 acres from IBP (Industrial/Business Park) District to IL (Limited Industrial) District, located at 1900 Wakarusa Dr. Submitted by Home Sweet Home on behalf of Larry McElwain, property owner of record.

**ITEM NO. 6      CONDITIONAL USE PERMIT; NW OF N 1200 RD & E 1150 RD (KEW)**

**CUP-18-00501:** Consider a Conditional Use Permit for a rugby/soccer complex, located northwest of the intersection of N 1200 Rd & E 1150 Rd. Submitted by Paul Werner Architects, for Westwick LC, property owner of record.

**ITEM NO. 7      SPECIAL USE PERMIT; 1000 W 2<sup>ND</sup> ST (SLD)**

**SUP-18-00518:** Consider a Special Use Permit/Institutional Development Plan for the development of residential housing to include a 12 bedroom *Group Home* and 10 one-bedroom apartments, located at 1000 W. 2<sup>nd</sup> Street. Submitted by TreanorHL, for Douglas County, property owner of record.

**\*\*DEFERRED\*\***

**~~ITEM NO. 8      SPECIAL USE PERMIT; 1040 MASSACHUSETTS ST, 1041 NEW HAMPSHIRE ST & 1000 NEW HAMPSHIRE BLOCK 1 (BJP)~~**

**~~SUP-18-00502:~~** Consider a Special Use Permit for ground floor dwelling units, The Hub at Lawrence, located at 1040 Massachusetts St, 1041 New Hampshire St, and 1000 New Hampshire Block 1. Submitted by Core Lawrence Massachusetts LLC on behalf of Allen Press Inc and Allen Realty Inc, property owners of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**ADJOURN**

**CALENDAR**

November 2018						
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	

December 2018						
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					

January 2019						
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 2<sup>nd</sup> Wednesday of each month, 7:30am-9:00am)

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