



**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, **APRIL 23 & 25, 2018 6:30PM - 10:30PM****

**GENERAL BUSINESS:**

Elect temporary Planning Commission Chair for the April 23, 2018 meeting.

**PLANNING COMMISSION ACTION SUMMARY**

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of March 28, 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 (APRIL 23, 2018) MEETING**  
**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 1A      PRELIMINARY PLAT FOR OREAD WEST NO. 17; 1601 & 1701 RESEARCH  
PARK DR (BJP)**

**PP-18-00072:** Consider a Preliminary Plat for Oread West No. 17 located at 1601 & 1701 Research Park Dr. Submitted by BG Consultants on behalf of Beckmeisters LLC, property owner of record.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 1B      SPECIAL USE PERMIT FOR BRIDGE HAVEN; 1601 & 1701 RESEARCH  
PARK DR (BJP)**

**SUP-17-00697:** Consider a Special Use Permit for Bridge Haven, located at 1601 & 1701 Research Park Drive. Submitted by Paul Werner Architect, for Beckmeisters LLC, property owner of record.

**ITEM NO. 2      SPECIAL USE PERMIT FOR BISHOP SEABURY; 4120 CLINTON PKWY  
(SLD)**

**SUP-18-00076:** Consider a Special Use Permit for a 30,342 SF building addition at Bishop Seabury Academy, to accommodate additional classrooms, office, cafeteria/kitchen and chapel spaces, located at 4120 Clinton Parkway. Submitted by BBN Architects Inc, for Bishop Seabury Academy, property owner of record.

**ITEM NO. 3      REZONING 2.48 ACRES FROM RM12-FP TO RM12; 3172-3257 ATCHISON AVE, 3209 & 3215 YANKEE TANK LN (LRM)**

**Z-18-00071:** Consider a request to rezone approximately 2.48 acres from RM12-FP (Multi-Dwelling Residential and Floodplain Overlay) District to RM12 (Multi-Dwelling Residential) District, located at 3172-3257 Atchison Ave, 3209 Yankee Tank Ln, and 3215 Yankee Tank Ln. Submitted by Grob Engineering Services LLC on behalf of Yankee Tank Estates LLC, property owner of record.

**ITEM NO. 4      VARIANCE; 1803 W 6<sup>TH</sup> ST (SLD)**

**MS-18-00113:** Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Eagle Subdivision No. 2, located at 1803 W 6<sup>th</sup> St. Submitted by BG Engineers on behalf of Mount Oread AERIE 309 FOE, Inc., property owner of record.

**ITEM NO. 5      TEXT AMENDMENT TO LAND DEVELOPMENT CODE; GROUP HOMES IN GPI DISTRICT (SLD)**

**TA-18-00121:** Consider a Text Amendment to the City of Lawrence Land Development Code, Articles 4 and 9, to permit *Group Homes* in the GPI district. *Initiated by Planning Commission on 2/21/18.*

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 1      RESIDENTIAL LOT INVENTORY**

Receive 2017 residential lot inventory report.

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**Recess until 6:30pm on April 25, 2018**

## **BEGIN PUBLIC HEARING (APRIL 25, 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.

## **AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION REGULAR AGENDA (APRIL 25, 2018) MEETING**

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

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

#### **ITEM NO. 6 — ~~PRELIMINARY PLAT FOR MERCATO 2<sup>ND</sup> ADDITION, 6200 W 6<sup>TH</sup> ST (MKM)~~**

~~**PP-18-00028:** Consider a Preliminary Plat for Mercato 2<sup>nd</sup> Addition, a five-lot subdivision on approximately 116.8 acres located at 6200 W 6<sup>th</sup> St. Submitted by Landplan Engineering, for Kentucky Place LC, JDS Kansas LC, Venture Properties Inc, Tat Land Holding Co LC, Sojac Land Company LC, Scotsdale Properties LC, Tanglewood LC, property owners of record.~~

### **PUBLIC HEARING ITEMS:**

#### **ITEM NO. 7      REZONING 2.54 ACRES FROM A/A-1 TO A; 548 N 1700 RD (MKM)**

**Z-18-00069:** Consider a request to rezone approximately 2.54 acres located at 548 N 1700 Rd from A/A-1 (Agricultural and Suburban Home Residential) Districts to A (Agricultural) District. Submitted by Kevin Sontag on behalf of Kanwaka Township, property owner of record.

#### **ITEM NO. 8      CONDITIONAL USE PERMIT; 1055 E 1500 RD (MKM)**

**CUP-17-00313:** Consider a Conditional Use Permit for a *Recreation Facility* (event center), and a *Rooming, Boarding, and Lodging Houses* (Short Term Rental) located on approximately 1.26 acres at 1055 E 1500 Road. Submitted by Stan Trekell, for Linda G. Fritz, Inc., property owner of record.

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

#### **ITEM NO. 9A      ANNEX 97.4 ACRES; 1700 BLK E 902 RD (MKM)**

**A-18-00068:** Consider the annexation of approximately 97.4 acres, in the 1700 Block of E 902 Rd. Submitted by BG Consultants, Inc., for Garber Enterprises, Inc, property owner of record.

### **RESUME PUBLIC HEARING:**

#### **ITEM NO. 9B      REZONING 24.96 ACRES; 1700 BLK E 902 RD (MKM)**

**Z-18-00070:** Consider a request to rezone approximately 24.96 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RSO (Single-Dwelling Residential-Office) District. Submitted by BG Consultants, Inc. for Garber Enterprises Inc., property owner of record.

#### **ITEM NO. 9C      REZONING 60.95 ACRES; 1700 BLK E 902 RD (MKM)**

**Z-18-00073:** Consider a request to rezone approximately 60.95 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RS5 (Single-Dwelling Residential) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**ITEM NO. 9D      REZONING .78 ACRES; 1700 BLK E 902 RD (MKM)**

**Z-18-00074:** Consider a request to rezone approximately 0.78 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to RS5-FP (Single-Dwelling Residential and Floodplain Overlay) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**ITEM NO. 9E      REZONING 11.49 ACRES; 1700 BLK E 902 RD (MKM)**

**Z-18-00075:** Consider a request to rezone approximately 11.49 acres in the 1700 Block of E 902 Rd from A (Agricultural) District to IL (Limited Industrial) District. Submitted by BG Consultants, Inc. for Garber Enterprises, Inc., property owner of record.

**ITEM NO. 10      REZONING .13 ACRES; 1212 LOUISIANA ST (MKM)**

**Z-18-00086:** Consider a request to rezone approximately 0.13 acres located at 1212 Louisiana Street from RMO-UC (Multi-Dwelling Residential-Office District with the Oread Neighborhood Urban Conservation Overlay District) to RM32-UC (Multi-Dwelling Residential District with the Oread Neighborhood Urban Conservation Overlay District) to correct a rezoning error made with Ordinance No. 4235. *Initiated by Planning Commission on 2/21/18.*

**ITEM NO. 11      REZONING .97 ACRES; 912 N 3<sup>RD</sup> ST (MKM)**

**Z-18-00087:** Consider a request to rezone approximately 0.97 acres located at 912 N 3<sup>rd</sup> Street from CS/UR (Commercial Strip and Urban Reserve) Districts to CS (Commercial Strip) District. *Initiated by Planning Commission on 2/21/18.*

**\*\*WITHDRAWN\*\***

**~~ITEM NO. 12      CONDITIONAL USE PERMIT FOR PUBLIC UTILITIES; 2338 N 1100 RD (MKM)~~**

**~~CUP-18-00077:~~** Consider a Conditional Use Permit for a *Public Utilities* (fiber optics business) use, located on approximately 5 acres at 2338 N 1100 Rd, Eudora. Submitted by Josh Pacheco for Cody D Bryan, property owner of record. *Joint meeting with Eudora Planning Commission.*

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**ADJOURN**

**CALENDAR**

February 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			

March 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

April 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					

**PCCM Meeting:**

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

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