



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
WEDNESDAY, JANUARY 23, 2019 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 December 17 & 19, 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 (JANUARY 23, 2019) MEETING

NON-PUBLIC HEARING ITEMS:

**ITEM NO. 1 PRELIMINARY PLAT FOR LEGEND TRAIL ADDITION NO. 3; NW OF
GEORGE WILLIAMS WAY & LAKE ESTATES DR (MKM)**

PP-18-00574: Consider a Preliminary Plat for Legend Trail Addition No. 3, a one-lot residential subdivision of approximately 3.47 acres located NW of George Williams Way and Lake Estates Drive. Submitted by Castle Rock LC and BG Consultants, Inc. on behalf of Jell Inc, property owner of record.

**ITEM NO. 2 PRELIMINARY PLAT FOR NORTH LAWRENCE ADDITION NO. 20; 729 ELM
ST (KCK)**

PP-18-00568: Consider a Preliminary Plat for North Lawrence Addition No. 20, two lots, located at 729 Elm St. Submitted by Grob Engineering on behalf of Dorothy Miltner, property owner of record.

**ITEM NO. 3 PRELIMINARY PLAT FOR OREAD WEST NO. 18; NW CORNER W 18TH ST &
RESEARCH PARK DR (BJP)**

PP-18-00569: Consider a Preliminary Plat for Oread West No. 18, one lot, located at the northwest corner of W. 18th Street and Research Park Drive (Plate No. U15768A04). Submitted by Grob Engineering on behalf of 1217Y LLC, property owner of record.

PUBLIC HEARING ITEMS:

ITEM NO. 4 VARIANCE FOR W. MORRIS ADDITION NO. 1; 1801 W 23RD ST & 1807 W 23RD ST (SLD)

MS-18-00567: Consider a variance for reduction in right-of-way width from 150' to 100' for W. 23rd Street, associated with a Minor Subdivision for W. Morris Addition No. 1 (Starbucks), located at 1801 W 23rd St and 1807 W 23rd St and the tract of land known as Ridge Court. Submitted by Landplan Engineering for Team Players LLC and Emira-One LLC, property owners of record.

ITEM NO. 5 VARIANCE FOR UNIVERSITY FIELD SUBDIVISION NO. 6; 1739 W 19TH TERR (LRM)

MS-18-00562: Consider a variance to reduce lot width from 60' to 50', associated with a Minor Subdivision for University Field Subdivision No. 6, located at 1739 W 19th Terr. Submitted by Grob Engineering Services LLC for Mountain Top LLC, property owner of record.

ITEM NO. 6 VARIANCE FOR PARKWAY PLAZA; 3512 CLINTON PKWY (LRM)

FDP-18-00575: Consider a variance to reduce a peripheral setback from 30' to 20' for the construction of 240 sq. ft. freezer addition to the existing structure, associated with a revised Final Development Plan for Parkway Plaza PCD, 23rd Street Brewery, located at 3512 Clinton Pkwy. Submitted by Tim A. Herndon Planning & Design on behalf of Llewellyn Land, LLC, property owner of record.

ITEM NO. 7 CONDITIONAL USE PERMIT FOR BIG SPRINGS QUARRY; 2 N 1700 RD (MKM)

CUP-18-00570: Consider an amended Conditional Use Permit to reduce the amount of the performance/reclamation bond required for Big Springs Quarry, located at 2 N 1700 Rd, Lecompton. Submitted by Submitted by Mid-States Ventures LLC, for Mid-States Ventures LLC, Nancy J Hughes, James R Meek, Thomas R Meek, and Bonnie M Nichols, Trustee, property owners of record.

ITEM NO. 8 SPECIAL USE PERMIT FOR THE DARE CENTER; 944 KENTUCKY ST (MKM)

SUP-18-00564: Consider a Special Use Permit for a *Temporary Shelter* for The DARE Center, located at 944 Kentucky St. Submitted by the Coalition for Homeless Concerns Inc on behalf of James Dunn, property owner of record.

ITEM NO. 9 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 508 FLORIDA ST (BJP)

SUP-18-00556: Consider a Special Use Permit for a non-owner occupied short-term rental located at 508 Florida St in RM24 (Multi-Dwelling Residential) Zoning District. Submitted by Carrie Jackson on behalf of Jose Velasco, property owner of record.

ITEM NO. 10 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 815 ALABAMA ST (KEW)

SUP-18-00563: Consider a Special Use Permit for a non-owner occupied short-term rental located at 815 Alabama St in RS5 (Single-Dwelling Residential) Zoning District. Submitted by Angela Nascimento on behalf of William Price, property owner of record.

ITEM NO. 11 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 888 NEW HAMPSHIRE ST (KEW)

SUP-18-00565: Consider a Special Use Permit for non-owner occupied short-term rentals located at 888 New Hampshire St, Units 208, 209, & 216 in CD (Downtown Commercial) Zoning District. Submitted by First Management Inc on behalf of 100 E 9th LLC, property owner of record.

ITEM NO. 12 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 921 HOLIDAY DR (MKM)

SUP-18-00572: Consider a Special Use Permit for a non-owner occupied short-term rental located at 921 Holiday Dr in PUD (Planned Unit Development) Zoning District. Submitted by Bingham Investment LLC, property owner of record.

ITEM NO. 13A COMMUNITY INFILL PLAN; SMARTCODE (SLD)

Consider a request to establish a Community Infill Plan associated with a SmartCode application at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13B REZONING 5.2 ACRES FROM CS & RM32 TO SMARTCODE T-5; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

Z-18-00536: Consider a request to rezone approximately 5.2 acres from CS (Strip Commercial) District & RM32 (Multi-Dwelling Residential) District to SmartCode T-5, located at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13C PRELIMINARY DEVELOPMENT PLAN; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

PDP-18-00537: Consider a Preliminary Development Plan (Community Infill Plan - SmartCode) for 23rd Street Mixed Use development including 119 residential units for a density of 27 dwelling units per acre and 8,811 square feet of retail space on property located at 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 13D VARIANCE FOR 23RD STREET; 1401 W 23RD ST & 1300 W 24TH ST (SLD)

MS-18-00535: Consider a variance for right-of-way width for 23rd Street, associated with a Minor Subdivision for 1401 W 23rd St & 1300 W 24th St. Submitted by Opus Development Company LLC, for George B. Leinmiller and Marlene J. Leinmiller, property owners of record.

ITEM NO. 14 TEXT AMENDMENT TO SUBDIVISION REGULATIONS; RESIDENTIAL PARCELS (MKM)

TA-18-00251: Consider a Text Amendment to the Subdivision Regulations revising the frontage and width requirements for Residential Development Parcels which front on, and take access from, a principal arterial to allow the creation of two Residential Development Parcels with a minimum of 1,320 ft of frontage; provided they share an access point on the roadway. *Initiated by Planning Commission on 5/23/18. Deferred by Planning Commission on 9/26/18.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 COMPREHENSIVE PLAN

Receive tentative schedule for Planning Commission discussion of the draft *Plan 2040*.

ADJOURN

CALENDAR

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		

February						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		

PCCM Meeting:

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

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