



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
MARCH 25 & 27, 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.

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of February 25 & 27, 2019.

COMMITTEE REPORTS

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

COMMUNICATIONS

- a) Receive written communications from the public.
Letter from Candice Davis regarding short-term rental
- 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 (MARCH 25, 2019) MEETING

PUBLIC HEARING ITEMS:

ITEM NO. 1 COMPREHENSIVE PLAN 2040

Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Growth & Development and Natural Resources.

Recess LDCMPC

Convene as the Airport Zoning Commission

**ITEM NO. 2A SITE PLAN FOR LAWRENCE MUNICIPAL AIRPORT; 1910 N AIRPORT RD
(SLD)**

Airport Zoning Commission: Site Plan, SP-19-00029, for 1910 N Airport Rd. Submitted by Landplan Engineering Services and Hetrick Air Services Inc, on behalf of the City of Lawrence, property owner of record.

ITEM NO. 2B VARIANCE FOR LAWRENCE MUNICIPAL AIRPORT ADDITION NO. 3; 1910 N AIRPORT RD (SLD)

MS-19-00035: Sidewalk variance associated with a Minor Subdivision for Lawrence Municipal Airport Addition No. 3, located at 1910 N Airport Rd. Submitted by Landplan Engineering Services and Hetrick Air Services Inc, on behalf of the City of Lawrence, property owner of record.

**Adjourn Airport Zoning Commission
Reconvene LDCMPC**

ITEM NO. 3 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 545 OHIO ST (KEW)

SUP-19-00019: Consider a Special Use Permit for a non-owner occupied short-term rental, located at 545 Ohio St in RS5 (Single-Dwelling Residential) Zoning District. Submitted by Al Un and Lyndsie Un on behalf of Hui C. Un and Yung Y. Un, property owners of record.

ITEM NO. 4 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 921 MISSOURI ST (LRM)

SUP-19-00026: Consider a Special Use Permit for a non-owner occupied short-term rental located at 921 Missouri St in RM12D-UC (Multi-Dwelling Residential-Urban Conservation Overlay) Zoning District. Submitted by William L Fuerst and Lisa L Ottinger, property owners of record.

ITEM NO. 5 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 941 RHODE ISLAND ST (KCK)

SUP-19-00030: Consider a Special Use Permit for a non-owner occupied short-term rental located at 941 Rhode Island St in RM12 (Multi-Dwelling Residential) Zoning District. Submitted by Sofiana Olivera, property owner of record.

ITEM NO. 6 SPECIAL USE PERMIT FOR SHORT TERM RENTAL; 843 ½ MASSACHUSETTS ST (KCK)

SUP-19-00043: Consider a Special Use Permit for a non-owner occupied short-term rental located at 843 ½ Massachusetts St in CD-UC (Downtown Commercial-Urban Conservation) Zoning District. Submitted by Furse LC, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 SHORT-TERM RENTAL LICENSE MAP

The City of Lawrence [residential rental license map](http://www.lawrenceks.org/maps) has been updated to include short-term rental licenses. Both layers of long-term rental and short-term rental licenses are shown on the online interactive map, located on the City's website www.lawrenceks.org/maps

Recess until 6:30pm on March 27, 2019

BEGIN PUBLIC HEARING (MARCH 27, 2019):

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 (MARCH 27, 2019) MEETING

PUBLIC HEARING ITEMS:

****DEFERRED****

ITEM NO. 7 — ~~COMPREHENSIVE PLAN 2040~~

~~Continue discussion regarding the Comprehensive Plan 2040 for unincorporated Douglas County and the city of Lawrence. Topic discussion will include Growth & Development and Natural Resources.~~

Recess LDCMPC

Convene Joint Meeting with Lecompton Planning Commission

ITEM NO. 8 ~~CONDITIONAL USE PERMIT FOR KANWAKA TOWNSHIP; 1707 E 550 RD (MKM)~~

CUP-19-00013: Consider a Conditional Use Permit for a 3,510 sq ft equipment storage building for Kanwaka Township, located on approximately 2.54 acres at 1707 E 550 Rd (also known as 548 N 1700 Rd). Submitted by Kevin Sontag, Douglas County Public Works, on behalf of Kanwaka Township, property owner of record. *Joint meeting with Lecompton Planning Commission.*

Adjourn Joint Meeting with Lecompton Planning Commission

****DEFERRED****

ITEM NO. 9 — ~~PRELIMINARY PLAT FOR NORTH LAWRENCE RIVERFRONT ADDITION, N 2ND ST (SLD)~~

~~**PP-18-00504:** Consider a two-lot Preliminary Plat for North Lawrence Riverfront Addition, located at 311, 317, 401, 409, 415, 501, & 505 N 2nd St for mixed use development including residential and commercial uses. Variances related to block length and right of way dedication for N. 2nd 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.~~

ITEM NO. 10A ~~COMPREHENSIVE PLAN AMENDMENT; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)~~

~~**CPA-19-00032:** Consider a Comprehensive Plan Amendment to Horizon 2020, Chapter 3, related to the rezoning of 2314 Tennessee St & 305-307 W. 23rd St. Submitted by Allen Belot Architect.~~

ITEM NO. 10B ~~REZONING 1.47 ACRES FROM RS7 TO RM12; 2314 TENNESSEE ST & 305-307 W 23RD ST (BJP)~~

~~**Z-18-00566:** Consider a request to rezone approximately 1.47 acres from RS7 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 2314 Tennessee St & 305-~~

307 W. 23rd St. Submitted by Allen Belot Architect on behalf of William & Sharon Elkins, property owner of record.

ITEM NO. 11A SPECIAL USE PERMIT FOR THE HUB; 1040 MASSACHUSETTS ST & 1041 NEW HAMPSHIRE ST (BJP)

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

ITEM NO. 11B SPECIAL USE PERMIT FOR THE HUB; 1000 NEW HAMPSHIRE ST (BJP)

SUP-19-00033: Consider a Special Use Permit for ground floor dwelling units, The Hub at Lawrence, located at 1000 New Hampshire St Block 1. Submitted by Core Lawrence Massachusetts LLC on behalf of Allen Realty Inc, property owner of record.

****DEFERRED****

~~ITEM NO. 12 REZONING 2.22 ACRES FROM PCD-2 TO PCD-2; 3809 & 3821 W 6TH ST (MKM)~~

~~Z-19-00031:~~ Consider a request to rezone approximately 2.22 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District with revised use restrictions, located at 3809 & 3821 W 6th St. Submitted by Landplan Engineering, PA on behalf of Marguerite H. Ermeling, Dalton M. Paley Trustee, and Rio Azul LLC, property owners of record.

ITEM NO. 13 REZONING 5.046 ACRES FROM PCD-2 TO PCD-2; 2210, 2240, 2270 WAKARUSA DR (MKM)

Z-19-00044: Consider a request to rezone approximately 5.046 acres from PCD-2 (Planned Commercial Development) District to PCD-2 (Planned Commercial Development) District with revised use restrictions, located at 2210, 2240, and 2270 Wakarusa Dr. Submitted by Tim A Herndon Planning & Design on behalf of Off-Piste Inc, property owner of record.

ITEM NO. 14A REZONING 21.254 ACRES FROM OS TO GPI; 5100 OVERLAND DR (BJP)

Z-19-00036: Consider a request to rezone approximately 21.254 acres from OS (Open Space) District to GPI (General Public and Institutional) District, located at 5100 Overland Drive. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 14B PRELIMINARY PLAT FOR LAWRENCE POLICE HEADQUARTERS; 5100 OVERLAND DR (BJP)

PP-19-00034: Consider a Preliminary Plat for Lawrence Police Headquarters, 2 lots and 2 tracts, located at 5100 Overland Dr. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 14C SPECIAL USE PERMIT FOR LAWRENCE POLICE HEADQUARTERS; 5100 OVERLAND DR (BJP)

SUP-19-00071: Consider a Special Use Permit/Institutional Development Plan for Lawrence Police Headquarters, located at 5100 Overland Dr. Submitted by Hoefer Wysocki on behalf of the City of Lawrence, property owner of record.

ITEM NO. 15 TEXT AMENDMENT TO CITY CODE; AFFORDABLE HOUSING (SLD)

TA-18-00467: Consider a Text Amendment to the City of Lawrence Code, regarding proposed changes to multiple chapters of the City Code to facilitate affordable housing development options and including density bonus. *Initiated by City Commission on 10/16/18.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 VARIANCE FOR 1694 E 800 RD

CSU-19-00136: Consider a variance request per Section 20-804 of the Subdivision Regulations to allow a cluster development certificate of survey on approximately 45 acres at 1694 E. 800 Road without a build out plan or cross access easement and maintenance agreement. Submitted by Tanking Survey, for Todd E. Catlin and Marla G. Catlin, property owners of record.

ADJOURN

CALENDAR

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		

March 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						

April 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				

PCCM Meeting:

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

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