



**\*\*The Wednesday, April 25<sup>th</sup> Planning Commission meeting has been cancelled\*\***

**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  
APRIL 23 & 25, 2012 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of March 26, 2012.

**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 23, 2012) MEETING  
PUBLIC HEARING ITEM:**

**Recess LDCMPC**

**Convene Joint Meeting with Eudora Planning Commission**

**ITEM NO. 1      CONDITIONAL USE PERMIT FOR TWIN OAKS GOLF COURSE; 1326 E 1900 RD (MKM)**

**CUP-2-1-12:** Consider a Conditional Use Permit to allow wine tasting and sales at Twin Oaks Golf Course, located at 1326 East 1900 Road. Submitted by Pep Selvan, for JF Burey, property owner of record. *Joint meeting with Eudora Planning Commission.*

**Adjourn Joint Meeting  
Reconvene LDCMPC**

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 2      ANNEXATION OF 146 ACRES; NW CORNER W 6<sup>TH</sup> ST & K-10 (MKM)**

**A-3-1-12:** Consider annexation of approximately 146 acres plus adjacent public right-of-way of property at the northwest corner of W. 6<sup>th</sup> Street (US-40) and K-10. *Initiated by City Commission on 3/27/12.*

**RESUME PUBLIC HEARING:**

**ITEM NO. 3      INVERNESS PARK DISTRICT PLAN (DDW)**

**CPA-2-1-12:** Consider revisions to the Inverness Park District Plan. *Initiated by City Commission on 1/17/12. Deferred by Planning Commission on 3/26/12.*

**ITEM NO. 4      NORTHEAST SECTOR PLAN (DDW)**

**CPA-6-5-09:** Reconsider Comprehensive Plan Amendment to Horizon 2020 – Chapter 14 to include the Northeast Sector Plan. *Approved by Planning Commission 5-4 on 9/20/10. Referred to Planning Commission by the Board of County Commission and City Commission for consideration of specific issues. Deferred by Planning Commission on 1/23/12.*

**NON-PUBLIC HEARING ITEMS:**

**ITEM NO. 5      VARIANCE FOR NORTH LAWRENCE ADDITION NO. 17 (MKM)**

Variance associated with Minor Subdivision for North Lawrence Addition No 17 (MS-3-3-12), from the frontage requirement in Section 20-810(b). Submitted by Tenants to Homeowners, Inc, property owner of record.

**ITEM NO. 6      VARIANCE FOR PRAIRIE WIND ADDITION NO. 2 (MKM)**

Variances associated with Minor Subdivision for Prairie Wind Addition No 2, MS-3-4-12, from the side yard setbacks in Section 20-1007(E)(3) of the Pre-2006 Zoning Ordinance, and from the right-of-way requirement in Section 20-810(e)(5)(i) of the Subdivision Regulations. Submitted by Grob Engineering, for Tenants to Homeowners, property owner of record.

**ITEM NO. 7      VARIANCE FOR WAL-MART ADDITION NO. 4 (MKM)**

Variance associated with Minor Subdivision for Wal-Mart Addition No. 4, (MS-2-2-12), from the right-of-way requirement in Section 20-810(e)(5). Submitted by Davidson Architecture and Engineering for Wal-Mart Real Estate Business Trust, property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 8      TEXT AMENDMENT TO THE DOUGLAS COUNTY ZONING REGULATIONS;  
SPECIAL EVENT PERMIT PROCESS (MKM)**

**TA-8-10-11:** Consider a Text Amendment to the Douglas County Zoning Regulations for the Unincorporated Territory of Douglas County to establish a Special Event Permit Process and associated Standards for certain temporary uses in various zoning districts.

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

**~~ITEM NO. 9A      PRELIMINARY PLAT FOR RESEARCH PARK DRIVE, 1600 BLOCK RESEARCH  
PARK DRIVE (SLD)~~**

~~PP-2-2-12: Consider a Preliminary Plat for Research Park Drive, located in the 1600 Block of Research Park Drive. Submitted by Paul Werner Architects, for Mabet #2, LC, Alvamar Development Corporation, property owner of record.~~

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

~~ITEM NO. 9B — SPECIAL USE PERMIT FOR AN EXTENDED CARE MEDICAL FACILITY, 1600 BLOCK RESEARCH PARK DRIVE (SLD)~~

~~SUP-2-1-12: Consider a Special Use Permit for an Extended Care Medical Facility, located in the 1600 Block of Research Park Drive. Submitted by Paul Werner Architects, for Mabet #2, LC, Alvamar Development Corporation, property owner of record.~~

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

~~ITEM NO. 10 — PRELIMINARY PLAT FOR NORTH LAWRENCE RIVERFRONT ADDITION, 401 N 2<sup>ND</sup> ST (SLD)~~

~~PP-2-1-12: Consider a Preliminary Plat for North Lawrence Riverfront Addition, located at 401 North 2<sup>nd</sup> Street. This subdivision includes variances related to block length, right-of-way dedication for N. 2<sup>nd</sup> Street as a principal arterial, and connection of a local street to an arterial street. Submitted by Paul Werner Architects, for North Mass Redevelopment, LLC, Douglas County Kaw Drainage District, City of Lawrence, Kaw River Estates, LLC, HDD of Lawrence LLC, D & D Rentals of Lawrence LLC, Jeffrey W. Hatfield, Exchange Holdings LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, 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

March 2012						
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 2012						
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 2012						
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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