



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
AUGUST 23 & 25, 2010 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of July 26, 2010.

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 to 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 COMMISSIONS DISCRETION

**REGULAR AGENDA (AUGUST 23, 2010) MEETING
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 COMPREHENSIVE PLAN AMENDMENT; H2020 CHP 6; NEIGHBORHOOD
COMMERCIAL CENTER (DDW)**

CPA-5-7-10: Consider amending Horizon 2020 Chapter 6, Commercial Land Use, to include the NW Corner of 6th Street and Queens Road as a potential location for a new Neighborhood Commercial Center.

ITEM NO. 2A UR TO CN2; 3.158 ACRES; NW CORNER W 6TH ST & QUEENS RD (MKM)

Z-5-8-10: Consider a request to rezone approximately 3.158 acres from UR (Urban Reserve) to CN2 (Neighborhood Commercial Center), located at the Northwest corner of W. 6th Street and Queens Road. Submitted by Olsson Associates for Pear Tree Village L.P., property owner of record.

**ITEM NO. 2B UR TO CO; 3.113 ACRES; NE CORNER W 6TH ST & STONERIDGE DR
(MKM)**

Z-5-7-10: Consider a request to rezone approximately 3.113 acres from UR (Urban Reserve) to CO (Office Commercial), located at the Northeast corner of W. 6th Street and Stoneridge Drive. Submitted by Olsson Associates for Pear Tree Village L.P., property owner of record.

ITEM NO. 2C UR TO RM24; 34.527 ACRES; BETWEEN STONERIDGE DR & QUEENS RD (MKM)

Z-5-9-10: Consider a request to rezone approximately 34.527 acres from UR (Urban Reserve) to RM24 (Multi-Dwelling Residential), located north of W. 6th Street between Stoneridge Drive and Queens Road. Submitted by Olsson Associates, for Pear Tree Village L.P., property owner of record.

ITEM NO. 3 COMPREHENSIVE PLAN AMENDMENT; H2020; 6TH & WAKARUSA AREA PLAN (AAM)

CPA-5-6-10: Consider Comprehensive Plan Amendment to Horizon 2020, including the 6th and Wakarusa Area Plan, to change the designated land use from residential/office to commercial for a portion of the Bauer Farm Development located along 6th Street between Folks Road and Champion Lane.

ITEM NO. 4 COMPREHENSIVE PLAN AMENDMENT; H2020; CHP 16; ENVIRONMENT (AAM/MKM)

CPA-2008-7: Consider adoption of the Comprehensive Plan Amendment to Horizon 2020 to include Chapter 16 – Environment.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on August 25, 2010.

BEGIN PUBLIC HEARING (AUGUST 25, 2010):

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.

REGULAR AGENDA

NON-PUBLIC HEARING ITEMS:

Public Comment on Variances Only

ITEM NO. 5 PRELIMINARY PLAT; RIVERSIDE BUSINESS PARK; 30.527 ACRES; 2030 PACKER COURT (MKM)

PP-6-5-10: Consider a Preliminary Plat for Riverside Business Park, a two lot subdivision containing approximately 30.527 acres, located at 2030 Packer Court and variances from Section 20-810(d)(2)(ii) requiring more than one access to the collector/arterial street network and from Section 20-810(d)(4)(i) requiring additional right-of-way for a principal arterial. Submitted by Bartlett and West for Riverside Development, Inc. and Riverside Business Park LLC, property owners of record.

ITEM NO. 6 PRELIMINARY PLAT; HALLMARK ADDITION; 5.252 ACRES; 151 MCDONALD DR (MKM)

PP-6-6-10: Consider a Preliminary Plat for Hallmark Addition 3rd Plat, a three lot subdivision containing approximately 5.252 acres, located at 151 McDonald Drive and a waiver request from the requirement in Section 20-811 to provide sidewalks along all street frontages. Submitted by Paul Werner Architects for Downtown Equities II, LC, property owner of record.

PUBLIC HEARING ITEMS:

ITEM NO. 7A PRELIMINARY PLAT; GEORGE SUBDIVISION NO. 4 (NORTHWINDS APARTMENTS); 1.31 ACRES; 200 NORTH MICHIGAN ST (SLD)

PP-6-4-10: Consider a Preliminary Plat for George Subdivision No. 4 (Northwinds Apartments), a one lot residential subdivision containing approximately 1.31 acres, located at 200 North Michigan Street. Submitted by Bartlett & West, Inc., for Northwinds L.L.C., property owner of record.

ITEM NO. 7B RS10 TO RM12; 1.31 ACRES; 200 NORTH MICHIGAN ST (SLD)

Z-6-10-10: Consider a request to rezone approximately 1.31 acres from RS10 (Single-Dwelling Residential) to RM12 (Multi-Dwelling Residential), located at 200 North Michigan Street for Northwind Apartments. Submitted by Bartlett & West for Northwinds L.L.C., property owner of record.

ITEM NO. 8 CS & RM12 TO RM12; 3.92 ACRES; 2130 SILICON AVE (DDW)

Z-6-11-10: Consider a request to rezone approximately 3.92 acres from CS (Commercial Strip) and RM12 (Multi-Dwelling Residential) to RM12 (Multi-Dwelling Residential), located at 2130 Silicon Avenue for Crosswinds East. Submitted by Bartlett & West, Inc., for Crosswinds L.L.C., property owner of record.

ITEM NO. 9A RM32 TO MU; .13 ACRES; 502 W 14TH ST (MJL)

Z-11-21-09: Consider a request to rezone approximately .13 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 502 West 14th Street. Submitted by Paul Werner Architects, for Oread Villas, LLC, property owner of record.

ITEM NO. 9B RM32 TO MU; .05 ACRES; 414 W 14TH ST (MJL)

Z-11-22-09: Consider a request to rezone approximately .05 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 414 West 14th Street. Submitted by Paul Werner Architects, for D & D Rentals of Lawrence, LLC, property owner of record.

ITEM NO. 9C RM32 TO MU; .09 ACRES; 1346 OHIO ST (MJL)

Z-11-23-09: Consider a request to rezone approximately .09 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 1346 Ohio Street. Submitted by Paul Werner Architects, for D & D Rentals of Lawrence, LLC, property owner of record.

ITEM NO. 9D RM32 TO MU; .13 ACRES; 1340-1342 OHIO ST (MJL)

Z-11-24-09: Consider a request to rezone approximately .13 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), including establishing a Bar or Lounge use as an automatic Special Use Permit for The Hawk, located at 1340-1342 Ohio Street. Submitted by Paul Werner Architects, for HDD of Lawrence, LLC, property owner of record.

****DEFERRED****

~~**ITEM NO. 9E RM32 TO MU; .23 ACRES; 1403 TENNESSEE ST (MJL)**~~

~~**Z-11-25-09:** Consider a request to rezone approximately .23 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 1403 Tennessee Street. Submitted by Paul Werner Architects, for DJC Holdings, LLC, property owner of record.~~

****DEFERRED****

~~**ITEM NO. 9F RM32 TO MU; .14 ACRES; 1400 OHIO ST (MJL)**~~

~~**Z-11-26-09:** Consider a request to rezone approximately .14 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 1400 Ohio Street. Submitted by Paul Werner Architects, for Wakarusa Partners, property owner of record.~~

ITEM NO. 9G RM32 TO MU; .13 ACRES; 507 W 14TH ST (MJL)

Z-11-27-09: Consider a request to rezone approximately .13 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), including establishing a Bar or Lounge use as an automatic Special Use Permit for The Wheel, located at 507 West 14th Street. Submitted by Paul Werner Architects, for John C. Wooden, property owner of record.

****DEFERRED****

~~**ITEM NO. 9H RM32 TO MU; .29 ACRES; 413 W 14TH ST (MJL)**~~

~~**Z-11-28-09:** Consider a request to rezone approximately .29 acres from RM32 (Multi-Dwelling Residential) to MU (Mixed Use), located at 413 West 14th Street. Submitted by Paul Werner Architects, for Douglas J. Compton, property owner of record.~~

**ITEM NO. 10 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; CHP
20 ARTICLE 6; RM32 DISTRICT (MJL)**

TA-6-8-10: Consider Text Amendments to the City of Lawrence Land Development Code, Chapter 20, Article 6, Section 20-601 to increase the maximum dwelling units per acre limit in the RM32 (Multi-Dwelling Residential) District. *Initiated by City Commission on 7/13/10.*

**ITEM NO. 11 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT; BOARDING
HOUSE (SDM)**

TA-6-17-09: Reconsider Text Amendments to various sections of the City of Lawrence Land Development Code to review standards related to "Boarding House." *This item was originally heard by Planning Commission on 12/16/09. City Commission returned this item on 2/2/10 for additional consideration.* (PC Item 12; approved 6-3 on 5/26/10)

**ITEM NO. 12 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE &
COUNTY SUBDIVISION REGULATIONS; MINOR & MAJOR
SUBDIVISIONS (SMS)**

TA-3-3-10: Consider Text Amendments to the joint city/county subdivision regulations in the City of Lawrence Land Development Code, Chapter 20, Article 8 and the Douglas County Code, Chapter 11, Article 1 to revise requirements and standards related to the processing of Minor and Major Subdivisions, including minor housekeeping changes. *Initiated by City Commission on 2/16/10.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

CALENDAR

July 2010						
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

August 2010						
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				

September 2010						
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)

ADJOURN

Sign up to receive the Planning Commission agenda or weekly Planning Submittals via email:
<http://www.lawrenceks.org/subscriptions>