



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
AUGUST 24 ~~& 26~~, 2015 6:30PM - 10:30PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of July 22, 2015.

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 (AUGUST 24, 2015) MEETING
PUBLIC HEARING ITEMS:**

ITEM NO. 1 COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTERS 6 & 14 (JSC)

CPA-15-00335: Consider a Comprehensive Plan Amendment to *Horizon 2020* Chapter 6 to change the designation from Auto-Related Commercial to Regional Commercial, and Chapter 14 (*Revised Southern Development Plan*) to revise the future land use designations from medium-density residential, traditional neighborhood design, open space, and auto-related commercial uses to commercial use at the southeast corner of the intersection of South Lawrence Trafficway and US-59. Submitted by Landplan Engineering, P.A. for Armstrong Management L.C. and Grisham Management L.C., owners of record.

ITEM NO. 2A RS10 TO CR; 63.89 ACRES; SE CORNER SLT & US-59 (JSC)

Z-15-00327: Consider a request to rezone approximately 63.89 acres from RS10 (Single-Dwelling Residential) District to CR (Regional Commercial) District, located at the southeast corner of the South Lawrence Trafficway and US-59. Submitted by Landplan Engineering P.A., on behalf of Armstrong Management L.C. and Grisham Management L.C., property owners of record.

ITEM NO. 2B RS10 TO OS; 2.61 ACRES; SE CORNER SLT & US-59 (JSC)

Z-15-00328: Consider a request to rezone approximately 2.61 acres from RS10 (Single-Dwelling Residential) District to OS (Open Space) District, located at the southeast corner of the South Lawrence Trafficway and US-59. Submitted by Landplan Engineering P.A. on behalf of Armstrong Management L.C. and Grisham Management L.C., property owners of record.

ITEM NO. 3A RS7, RM12, PUD TO RM24-PD OVERLAY; 51.85 ACRES; 1800, 1809, 2021 CROSSGATE DR (SLD)

Z-14-00552: Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD Overlay (Multi-Dwelling Residential Planned Development Overlay) District including property located at 1800, 1809, and 2021 Crossgate Dr. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record. *Deferred by Planning Commission on 2/23/15.*

ITEM NO. 3B SPECIAL USE PERMIT FOR ALVAMAR; 1800 & 1809 CROSSGATE DR (SLD)

SUP-15-00389: Consider a Special Use Permit for *Active Recreation* uses in the Alvamar Planned Development, 1800 and 1809 Crossgate Drive, proposed lots 1 and 3, including tennis courts, swimming pools, and accessory structures to community recreation uses. Submitted by Paul Werner Architects, for Alvamar Inc, property owner of record.

ITEM NO. 3C PRELIMINARY DEVELOPMENT PLAN FOR ALVAMAR; 1809 CROSSGATE DR (SLD)

PDP-15-00247: Consider a Preliminary Development Plan for Alvamar, containing approximately 50 acres and located at 1809 Crossgate Drive. The plan proposes the construction of a new entrance road from Bob Billings Parkway, *Multi-Dwelling Structures* containing 292 dwelling units, *Active and Passive Recreation* uses including a new clubhouse and event center, and *Assisted and Independent Living* uses containing 124 dwelling units. Submitted by Paul Werner Architects, for Alvamar Inc, property owner of record.

ITEM NO. 4A CN2 TO CS; 4.87 ACRES; 2100 W 25TH ST & 2435 IOWA ST (SLD)

Z-15-00329: Consider a request to rezone approximately 4.87 acres from CN2 (Neighborhood Commercial Center) District to CS (Commercial Strip) District, located at 2100 W 25th St & 2435 Iowa St. Submitted by Landplan Engineering, for Holiday Lawrence LLC and 2435 Iowa Partners LLC, property owners of record.

ITEM NO. 4B CN2 TO CS; 7.26 ACRES; 2525 IOWA ST (SLD)

Z-15-00330: Consider a request to rezone approximately 7.26 acres from CN2 (Neighborhood Commercial Center) District to CS (Commercial Strip) District, located at 2525 Iowa St. Submitted by Landplan Engineering, for 2525 Iowa LLC, property owner of record.

ITEM NO. 5 IG TO IL; 2.66 ACRES; 808 E 28TH ST (BJP)

Z-15-00332: Consider a request to rezone approximately 2.66 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 808 E 28th St. Submitted by Allen Belot Architect, for Glenn E Bohmann Trustees, property owner of record.

ITEM NO. 6 TEXT AMENDMENT FOR PARKING & ACCESS STANDARDS (SMS)

TA-13-00235: Continue discussion related to proposed Text Amendments to the City of Lawrence Land Development Code, Article 9 and related sections of Chapter 20, for comprehensive revisions to parking and access standards. Discussion will focus on defining types of Major Recreational Equipment and identifying permitted parking locations for this equipment on residential properties. *Action on this item will not occur until after the commission completes their discussion on several of the elements of the code language and a final draft is available for their review.*

****DEFERRED****

~~ITEM NO. 7 SPECIAL USE PERMIT FOR ROCK CHALK PARK, 100 ROCK CHALK LN (MKM)~~

~~**SUP-15-00334:** Consider a Special Use Permit for an indoor/outdoor KU Tennis Facility at Rock Chalk Park, located at 100 Rock Chalk Lane. Submitted by Paul Werner Architects, for RCP LLC, property owner of record.~~

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 INITIATE TEXT AMENDMENT (JSC)

Initiate a Text Amendment to the City of Lawrence Land Development Code, Chapters 4, 5, 9 and 17, to define and create an *Event Center* use.

MISC NO. 2 MINOR SUBDIVISION VARIANCE FOR UNIVERSITY FIELD SUBDIVISION NO. 6; 1745 W 19TH TERR (SLD)

Minor Subdivision, MS-15-00342, variance request to reduce the right-of-way radii for an existing cul-de-sac and to allow subdivision to exclude construction of public sidewalks along W. 19th Terrace per section 20-813(g) of the Land Development Code for University Field Subdivision No. 6 , located at 1745 W. 19th Terrace. Submitted by Matthew and Jessica Douglas for Mountain Top LLC, owners of record.

ADJOURN

CALENDAR

July 2015						
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 2015						
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 2015						
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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