



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
DECEMBER 16 & 18, 2013 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of November 18, 2013.

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 (DECEMBER 16, 2013) MEETING

NON-PUBLIC HEARING ITEM:

ITEM NO. 1 PRELIMINARY PLAT FOR WAKARUSA WASTEWATER TREATMENT PLANT ADDITION; 4380 O'CONNELL RD (MKM)

PP-13-00444: Consider a one-lot Preliminary Plat for Wakarusa Wastewater Treatment Plant Addition on approximately 537 acres located at 4380 O'Connell Rd. Submitted by the City of Lawrence, property owner of record.

PUBLIC HEARING ITEMS:

ITEM NO. 2A RS10 TO RM12-PD; 19.3 ACRES; 3901 PETERSON RD (MKM)

Z-13-00440: Consider a request to rezone approximately 19.3 acres from RS10 (Single-Dwelling Residential) District to RM12-PD (Multi-Dwelling Residential with PD Overlay) District, located at 3901 Peterson Rd. Submitted by Americare, for Jeffrey E. Smith Homes LC, property owner of record.

ITEM NO. 2B PRELIMINARY DEVELOPMENT PLAN FOR ASSISTED LIVING BY AMERICARE; 3901 PETERSON RD (MKM)

PDP-13-00441: Consider a Preliminary Development Plan for Assisted Living by Americare, located at 3901 Peterson Rd with a variance request from right-of-way requirements in Section 20-810(e)(5)(i) of the Subdivision Regulations and a modification request from the off-street parking requirements in Section 20-902 of the Development Code. Submitted by Americare, for Jeffrey E. Smith Homes LC, property owner of record.

ITEM NO. 3 TEXT AMENDMENT TO THE ZONING REGULATIONS; AGRITOURISM (MKM)

TA-13-00451: Consider a Text Amendment to Section 12-319-7 of the Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas to establish criteria and review process for Agritourism uses which may have significant off-site impacts. *(Amendment was initiated by the Board of County Commissioners at their October 16, 2013 meeting.)*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

**MISC NO. 1 UPDATE ON PROCEDURAL OPTIONS REGARDING CLARIFICATION OF
CAMPING REGULATIONS**

Receive staff memo update regarding procedural options regarding clarification of camping regulations.

Recess until 6:30pm on December 18, 2013

BEGIN PUBLIC HEARING (DECEMBER 18, 2013):

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.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION

REGULAR AGENDA (DECEMBER 18, 2013) MEETING

PUBLIC HEARING ITEM:

ITEM NO. 4A A TO OS-FP; 8.68 ACRES; NW CORNER OF W 31ST ST & LOUISIANA ST (SLD)

Z-13-00445: Consider a request to rezone approximately 8.68 acres from County A (Agricultural) District to OS-FP (Open Space-Floodplain Overlay) District, located on the northwest corner of 31st St & Louisiana Street. Submitted by the City of Lawrence, property owner of record.

NON-PUBLIC HEARING ITEMS:

ITEM NO. 4B PRELIMINARY PLAT FOR PUMP STATION NO. 10; NW CORNER OF W 31ST ST & LOUISIANA ST (SLD)

PP-13-00447: Consider a 1 lot Preliminary Plat for Pump Station No. 10 Addition, located at the northwest corner of 31st St & Louisiana St. Submitted by the City of Lawrence, property owner of record.

ITEM NO. 5A ANNEXATION OF 14.53 ACRES; NW CORNER OF N 1300 RD/W 31ST ST & LOUISIANA ST (SLD)

A-13-00437: Consider a request to annex approximately 14.53 acres, located at the NW corner of N 1300 Rd/W 31st St and Louisiana St. Submitted by Landplan Engineering PA on behalf of Savannah Holdings LC, property owner of record. *Initiated by City Commission on 11/5/13.*

RESUME PUBLIC HEARING:

ITEM NO. 5B A TO RM12D & RM12D-FP; 14.53 ACRES; NW CORNER OF N 1300 RD/W 31ST ST & LOUISIANA ST (SLD)

Z-13-00438: Consider a request to rezone approximately 14.53 acres from County A (Agricultural) District to RM12D (Multi-Dwelling Residential) District and portions to RM12D-FP (Multi-Dwelling Residential-Floodplain Overlay District) District, located at the NW corner of N 1300 Rd/W 31st St and Louisiana St. Submitted by Landplan Engineering PA on behalf of Savannah Holdings LC, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 6A ANNEXATION OF 21.17 ACRES; N OF 1352 N 1300 RD (SLD)

A-13-00443: Consider a request to annex approximately 21.17 acres located directly north of 1352 N 1300 Rd for an extension of Naismith Valley Park. Submitted by the City of Lawrence, property owner of record. *Initiated by City Commission on 11/5/13.*

RESUME PUBLIC HEARING:

ITEM NO. 6B A TO OS-FP; 21.17 ACRES; N OF 1352 N 1300 RD (SLD)

Z-13-00449: Consider a request to rezone approximately 21.17 acres from A (Agricultural) District to OS-FP (Open Space-Floodplain Overlay) District, located directly north of 1352 N 1300 Rd for an extension of Naismith Valley Park. Submitted by the City of Lawrence, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 7 FINAL PLAT FOR LANGSTON HEIGHTS ADDITION; E SIDE OF K-10 HWY & S OF W 6TH ST, N & S OF CRYSTAL LN & PALISADES DR (SLD)

PF-13-00084: Consider a Final Plat for Langston Heights Addition, an 80 lot subdivision that includes detached, duplex and multi-family residential lots. This Final Plat deviates from the approved preliminary plat. This application specifically subdivides the original Lot 1, Block 1 into 15 separate duplex lots. Section 20-809(m) of the Subdivision Regulations requires a Final Plat that varies from the approved Preliminary Plat to be placed on the Planning Commission agenda for consideration. The property is located along the east side of K-10 highway and south of W. 6th Street, north and south of Crystal Lane and Palisades Drive extended to the west. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

ADJOURN

CALENDAR

November 2013						
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

December 2013						
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 2014						
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 2nd Wednesday of each month, 7:30am-9:00am)

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