



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
FEBRUARY 27 & 29, 2012 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of January 23 & 25, 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.
 - Access standards for the Library Minor Subdivision, MS-12-9-11
- 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 (FEBRUARY 27, 2012) MEETING
PUBLIC HEARING ITEM:**

ITEM NO. 1A RM12D & RS7 TO RM12D; 14.52 ACRES; SOUTH & EAST OF 25TH TERR & O'CONNELL RD (SLD)

Z-12-37-11: Consider a request to rezone approximately 14.52 acres from RM12D (Multi-Dwelling Residential) and RS7 (Single-Dwelling Residential) to RM12D (Multi-Dwelling Residential) and RS7 (Single-Dwelling Residential), to adjust zoning boundaries, located south and east of 25th Terrace & O'Connell Road. Submitted by Johnson Group, LLC, for Fairfield Investors, property owner of record.

NON-PUBLIC HEARING ITEM:

ITEM NO. 1B PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION 1; SOUTH & EAST OF 25TH TERR & O'CONNELL RD (SLD)

PP-12-15-11: Consider a Preliminary Plat for Fairfield Farms East Addition 1, located south and east of 25th Terrace & O'Connell Road, including considerations of a waiver to install sidewalks on only one side of the street. Submitted by Johnson Group, LLC, for Fairfield Investors, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 2 SPECIAL USE PERMIT FOR LAWRENCE COMMUNITY SHELTER; 214 W 10TH/944 KENTUCKY ST (SLD)

SUP-12-7-11: Consider a Special Use Permit for a renewal of a temporary shelter (Lawrence Community Shelter), located at 214 West 10th /944 Kentucky Street. Submitted by Loring Henderson, for James Dunn, property owner of record.

ITEM NO. 3 FINAL DEVELOPMENT PLAN FOR BAUER FARM PHASE 6; 4700 W 6TH ST (SLD)

FDP-12-5-11: Consider a Final Development Plan for Bauer Farm Phase 6, for a 4,607 SF building for retail and restaurant uses and including a drive-thru, located at 4700 West 6th Street. Submitted by Landplan Engineering, for Free State Holdings, Inc., property owner of record.

ITEM NO. 4 COMPREHENSIVE PLAN AMENDMENT TO H2020 - CHP 6; NORTH MASS DEVELOPMENT (AAM)

CPA-11-8-11: Consider a Comprehensive Plan Amendment to Chapter 6 of Horizon 2020 to expand the identified boundaries of Downtown Lawrence to accommodate a proposed mixed use project known as the *North Mass Development*. The request includes a proposal to exempt the proposed *North Mass Development* from the current requirement that individual stores in the Downtown Commercial Center have a maximum footprint of no more than 25,000 square feet. Proposed by Paul Werner Architects.

ITEM NO. 5A IG & CS TO CD; 1.38 ACRES; 401 & 415 N 2ND ST (SLD)

Z-12-29-11: Consider a request to rezone approximately 1.38 acres from IG (General Industrial) and CS (Commercial Strip) to CD (Downtown Commercial), located at 401 & 415 North 2nd Street. Submitted by Paul Werner Architects, for Exchange Holdings LLC, property owner of record.

ITEM NO. 5B IG TO CD; 2.14 ACRES; 0 & 100 LINCOLN ST AND 151 & 100 PERRY ST (SLD)

Z-12-30-11: Consider a request to rezone approximately 2.14 acres from IG (General Industrial) to CD (Downtown Commercial), located at 0 & 100 Lincoln Street and 151 & 100 Perry Street. Submitted by Paul Werner Architects, for D&D Rentals of Lawrence, LLC, property owner of record.

ITEM NO. 5C IG & CS TO CD; .83 ACRES; 409 & 501 N 2ND ST (SLD)

Z-12-32-11: Consider a request to rezone approximately .83 acres from IG (General Industrial) and CS (Commercial Strip) to CD (Downtown Commercial), located at 409 & 501 North 2nd Street. Submitted by Paul Werner Architects, for Jeffrey Hatfield, property owner of record.

ITEM NO. 5D OS & CS TO CD; .34 ACRES; 300, 311, & 317 N 2ND ST (SLD)

Z-12-33-11: Consider a request to rezone approximately .34 acres from OS (Open Space) and CS (Commercial Strip) to CD (Downtown Commercial), located at 300, 311, & 317 North 2nd Street. Submitted by Paul Werner Architects, for Riverfront Properties of Lawrence, LLC, property owner of record.

ITEM NO. 5E IG TO CD; 1.61 ACRES; 139 PERRY ST, 505 N 2ND ST, 141 MAPLE ST (SLD)

Z-12-34-11: Consider a request to rezone approximately 1.61 acres from IG (General Industrial) to CD (Downtown Commercial), located at 139 Perry Street, 505 North 2nd Street & 141 Maple Street. Submitted by Paul Werner Architects, for HDD of Lawrence, LLC, property owner of record.

ITEM NO. 5F IG TO CD; .55 ACRES; 133 PERRY ST (SLD)

Z-12-35-11: Consider a request to rezone approximately .55 acres from IG (General Industrial) to CD (Downtown Commercial), located at 133 Perry Street. Submitted by Paul Werner Architects, for Kaw River Estates, LLC, property owner of record.

ITEM NO. 5G IG TO CD; 1.38 ACRES; 600 N 1ST ST (SLD)

Z-12-36-11: Consider a request to rezone approximately 1.38 acres from IG (General Industrial) to CD (Downtown Commercial), located at 600 North 1st Street, Block 3. Submitted by Paul Werner Architects, for Abfield Investments, property owner of record.

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30pm on February 29, 2012.

BEGIN PUBLIC HEARING (FEBRUARY 29, 2012):

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 (FEBRUARY 29, 2012) MEETING NON-PUBLIC HEARING ITEM:

ITEM NO. 6 FINAL PLAT FOR BAUER FARM FIFTH PLAT FOR THEATRE LAWRENCE; 4700 BAUER FARM DR (MKM)

PF-12-7-11: Consider a Final Plat for Bauer Farm Fifth Plat for Theatre Lawrence, a one-lot subdivision consisting of approximately 4 acres located at 4700 Bauer Farm Drive. Submitted by Landplan Engineering, for Free State Group, LLC, property owner of record.

PUBLIC HEARING ITEM:

ITEM NO. 7 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; INDUSTRIAL DISTRICTS (MJL)

TA-10-16-11: Consider a text amendment to Chapter 20 of the City Code, Land Development Code, to review the uses of the existing industrial districts, explore creating a new district that permits uses with intensities between the IL (Limited Industrial) district and IG (General Industrial) district, review the Gas and Fuel Sales use and create a Truck Stop use which could affect commercial and industrial zoned properties. *Deferred by Planning Commission on 1/23/12.*

NON-PUBLIC HEARING ITEM:

ITEM NO. 8A ANNEXATION; .34 ACRES; PUMP STATION 35 (MKM)

A-12-6-11: Consider annexation of approximately .34 acres located east of intersection of N Michigan Street and Riverridge Road to accommodate a sanitary sewer pump station. Submitted by the City of Lawrence, property owner of record.

PUBLIC HEARING ITEM:

ITEM NO. 8B A TO OS-FP; .34 ACRES; PUMP STATION 35 (MKM)

Z-12-31-11: Consider a request to rezone approximately .34 acres located east of intersection of N Michigan Street and Riverridge Road from County A (Agricultural) to OS-FP (Open Space with Floodplain Management Regulations Overlay) District to accommodate a sanitary sewer pump station. Submitted by the City of Lawrence, property owner of record.

PUBLIC HEARING on Variance Only:

ITEM NO. 8C PRELIMINARY PLAT FOR PUMP STATION 35 (MKM)

PP-12-13-11: Consider a Preliminary Plat for Pump Station No. 35, a one-lot subdivision of approximately .34 acres, located east of intersection of N Michigan Street and Riverridge Road and a

variance from Section 20-810(b) of the Subdivision Regulations to permit the creation of a lot without frontage on a public street or road. Submitted by the City of Lawrence, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 8D SPECIAL USE PERMIT FOR PUMP STATION 35 (MKM)

SUP-12-6-11: Consider a Special Use Permit for Pump Station No. 35, a *minor utility*, located east of intersection of N Michigan Street and Riverridge Road. Submitted by the City of Lawrence, property owner of record.

ITEM NO. 9A VARIANCE FOR PUMP STATION 37 (MKM)

Variance associated with Minor Subdivision for Sunflower Addition No. 2 (MS-2-1-12), from the sidewalk requirement in Section 20-811(c)(1)(i) of the Subdivision Regulations, and from the right-of-way requirement in Section 20-810(e)(5). Submitted by the City of Lawrence, property owner of record.

ITEM NO. 9B SPECIAL USE PERMIT FOR PUMP STATION 37 (MKM)

SUP-12-8-11: Consider a Special Use Permit for Pump Station 37, a *minor utility*, located at 2100 E 15th Street. Submitted by the City of Lawrence, property owner of record.

ITEM NO. 10 TEXT AMENDMENT TO THE DOUGLAS COUNTY ZONING REGULATIONS; AGRITOURISM (MKM)

TA-8-11-11: Consider a Text Amendment to the Douglas County Zoning Regulations for the Unincorporated Territory of Douglas County to establish *Agritourism* as a use in the County A (Agriculture) District.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC NO. 1

Extension request for PP-10-5-09, a revised Preliminary Plat for lots 7,8 and 9 Block Four and Lots 2, 3, and 4, Block Seven as shown on the approved Preliminary Plat for Mercato dated 4/26/06. (MKM)

Consideration of any other business to come before the Commission.

ADJOURN

CALENDAR

January 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				

February 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			

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

PCCM Meeting:

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

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