



**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  
FEBRUARY 24 & 26, 2014 6:30PM - 10:30PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of January 27, 2014.

**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 (FEBRUARY 24, 2014) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 9<sup>TH</sup> & NEW HAMPSHIRE REDEVELOPMENT PLAN**

Consider making a finding that the North Project Plan for the 9<sup>th</sup> & New Hampshire Redevelopment District is consistent with the City's comprehensive plan.

**ITEM NO. 2 IG TO RS5; .5 ACRE; 830 E 13<sup>TH</sup> ST (JSC)**

**Z-13-00513:** Consider a request to rezone approximately .5 acre from IG (General Industrial) District to RS5 (Single-Dwelling Residential) District, located at 830 E 13<sup>th</sup> St. Submitted by William Price, property owner of record.

**ITEM NO. 3A RM32 TO MU-PD; 2.391 ACRES; 1101 INDIANA ST (SLD)**

**Z-13-00516:** Consider a request to rezone approximately 2.391 acres from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed Use with PD Overlay) District, located at 1101 Indiana St. Submitted by Hartshorne Plunkard Architects, for Berkeley Flats Apartments LLC, property owner of record.

**ITEM NO. 3B PRELIMINARY DEVELOPMENT PLAN FOR HERE @ KANSAS; 1101 INDIANA ST (SLD)**

**PDP-13-00518:** Consider a Preliminary Development Plan for HERE @ Kansas, a mixed use multi-dwelling residential apartment building with ground floor retail uses, located at 1101 Indiana St. Submitted by Hartshorne Plunkard Architects, for Berkeley Flats Apartments LLC, property owner of record.

**ITEM NO. 4      TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE; PARTICIPANT SPORTS & RECREATION, OUTDOOR USES WITH SUP IN CN2 (SMS)**

**TA-13-00488:** Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, to allow for Participant Sports & Recreation, Outdoor uses with a Special Use Permit in the CN2 (Neighborhood Shopping Center) District. Submitted by Paul Werner Architects.

**ITEM NO. 5A      RSO TO CN2; 10.97 ACRES; 4300 W 24<sup>th</sup> PLACE (SLD/TLH)**

**Z-13-00483:** Consider a request to rezone approximately 10.97 acres from RSO (Single-Dwelling Residential-Office) District to CN2 (Neighborhood Shopping Center) District, located at 4300 W 24<sup>th</sup> Place. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record.

**ITEM NO. 5B      SPECIAL USE PERMIT; FAMILY FUN CENTER; 4300 W 24<sup>TH</sup> PLACE (SLD/TLH)**

**SUP-13-00486:** Consider a Special Use Permit for Participant Sports & Recreation, Outdoor uses as part of a Family Fun Center, located at 4300 W 24<sup>th</sup> Place. The development includes a 28,000 square foot clubhouse and outdoor tot lot, batting cages, electric go-kart tracks and an 18-hole miniature golf course. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record.

**ITEM NO. 5C      SPECIAL USE PERMIT; FAST ORDER FOOD WITH DRIVE-THRU; 4300 W 24<sup>TH</sup> PLACE (SLD)**

**SUP-14-00026:** Consider a Special Use Permit for a fast order food with drive-thru as part of the future commercial pad site development, to be located on the west portion of property located at 4300 W 24<sup>th</sup> Place. Submitted by Paul Werner Architects, for Corporate Holdings II LLC, property owner of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess until 6:30pm on February 26, 2014**

## **BEGIN PUBLIC HEARING (FEBRUARY 26, 2014):**

### **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 26, 2014) MEETING PUBLIC HEARING ITEMS:**

#### **ITEM NO. 6 RM12 TO RM24; 3.35 ACRES; NE CORNER BOB BILLINGS PKWY & K-10/SLT (SLD)**

**Z-13-00519:** Consider a request to rezone approximately 3.35 acres from RM12 (Multi-Dwelling Residential) District to RM24 (Multi-Dwelling Residential) District, located at the NE corner of Bob Billings Pkwy and K-10/SLT to be known as part of the Langston Commons Subdivision. Submitted by Tim Herndon on behalf of RSR Holdings LLC, property owner of record.

#### **ITEM NO. 7 CONDITIONAL USE PERMIT; LODGING HOUSE & RECREATION; 1804 E 1500 RD (SLD)**

**CUP-13-00492:** Consider a Conditional Use Permit for a Lodging House and Recreation facility to be known as a hostel and banquet hall, located at 1804 E 1500 Rd. Submitted by Shane Powers, for Earl Stagg, property owner of record. *Deferred by Planning Commission on 1/27/14.*

#### **ITEM NO. 8 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.) Deferred by Planning Commission on 1/27/14.*

#### **ITEM NO. 9 TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE; PARKING & ACCESS STANDARDS (SMS)**

**TA-6-14-09/TA-13-00235:** Receive an update on the 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.

### **MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

#### **MISC NO. 1 VARIANCE FOR CERTIFICATE OF SURVEY; 120 HWY 40 (MKM)**

**CSR-13-00496:** Consider a variance associated with a Certificate of Survey for approximately 30 acres located at 120 Hwy 40. The variance is requested from Section 20-810(e)(5)(ii) of the Subdivision Regulations [Section 11-110(e)(5)(ii) of the County Code] to allow the creation of Residential Development Parcels without the dedication of additional right of way for Hwy 40, which is

classified as a Principal Arterial. Submitted by Rogers Surveying, for Howard Z Smith, property owner of record.

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## ADJOURN

## CALENDAR

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	

February 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	

March 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 2<sup>nd</sup> Wednesday of each month, 7:30am-9:00am)

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