



**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 22 & 24, 2016 6:30PM - 10:30PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

~~Receive and amend or approve the minutes from the Planning Commission meeting of December 14, 2015. Not available for approval yet.~~

Receive and amend or approve the minutes from the Planning Commission meeting of January 25, 2016.

**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 22, 2016) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 CS TO RM24; 1.326 ACRES; 2109 W 26<sup>TH</sup> ST (KES)**

Villa 26 Apartments: **Z-15-00640**: Consider a request to rezone approximately 1.326 acres from CS (Strip Commercial) District to RM24 (Multi-Dwelling Residential) District, located at 2109 W 26<sup>th</sup> St. Submitted by Petefish, Immel, Heeb & Hird, LLP, for Polaris KS3, LP, property owner of record.

**ITEM NO. 2 IG TO IL; .972 ACRE; 1021 E 31<sup>ST</sup> ST (KES)**

Gun Range: **Z-15-00471**: Reconsider a request to rezone, Z-15-00471, approximately .972 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 1021 E 31<sup>st</sup> St. Submitted by Richard G. Sells on behalf of Spirit Industries Inc, property owner of record. (PC Item 7; denied 4-2-2 on 11/16/15) *Referred back to Planning Commission by City Commission on 1/12/16.*

**ITEM NO. 3 B-3 TO B-2; 6.178 ACRES; 1400 BLOCK E 900 RD (MKM)**

Lakeside Vista: **Z-15-00608**: Consider a request to rezone approximately 6.178 acres from County B-3 District to County B-2 District, located in the 1400 block of E 900 Rd. Submitted by BG Consultants, Inc. on behalf of Fairway LC, property owner of record.

**ITEM NO. 4      TEXT AMENDMENT TO DEVELOPMENT CODE; URBAN AGRICULTURE (MKM)**

**TA-15-00346**: Consider a Text Amendment to the *City of Lawrence Land Development Code*, to add *Urban Agriculture* as a permitted use and establish standards. *Initiated by City Commission on 6/23/15. Deferred by Planning Commission on 12/14/15.*

**\*\*DEFERRED\*\***

**~~ITEM NO. 5      TEXT AMENDMENT TO ZONING REGULATIONS; WIND ENERGY CONVERSION SYSTEMS (SLD)~~**

**~~TA-15-00571~~**: Consider a Text Amendment to the *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* to add Wind Energy Conversion Systems. *Initiated by County Commission on 10/21/15.*

**\*\*DEFERRED\*\***

**~~ITEM NO. 6      TEXT AMENDMENT TO ZONING REGULATIONS & SUBDIVISION REGULATIONS; ACCESSORY DWELLING UNITS (MKM)~~**

**~~TA-15-00461~~**: Consider Text Amendments to the *Zoning Regulations for the Unincorporated Territory of Douglas County, Kansas* and the *Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, KS* to add Accessory Dwelling Units as a permitted use and to establish standards for the use. *Initiated by County Commission on 9/2/15.*

**\*\*DEFERRED\*\***

**~~ITEM NO. 7A      RM32 TO MU-PD; .28 ACRE; 1137 INDIANA ST (SLD)~~**

HERE: **~~Z-15-00643~~**: Consider a request to rezone approximately 0.28 acres (12,513 SF) from RM32 (Multi-Dwelling Residential) District to MU-PD (Mixed-Use with Planned Development Overlay) District, located at 1137 Indiana St. Submitted by HERE Kansas LLC on behalf of Carter Management LC, property owner of record.

**\*\*DEFERRED\*\***

**~~ITEM NO. 7B      PRELIMINARY DEVELOPMENT PLAN FOR HERE; 1137 INDIANA ST (SLD)~~**

HERE: **~~PDP-15-00644~~**: Consider a Preliminary Development Plan for HERE Kansas LLC, located at 1137 Indiana St. The plan proposes to replace an existing 12 unit apartment with a 12,688 SF parking structure that includes a total of 97 spaces. 15 surface spaces and 82 spaces in the structure. Submitted by HERE Kansas LLC on behalf of Carter Management LC, property owner of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

---

## ADJOURN

### CALENDAR

January 2016						
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 2016						
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 2016						
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)

Sign up to receive the Planning Commission agenda or weekly Planning Submittals via email:

<http://www.lawrenceks.org/subscriptions>