



**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  
JANUARY 28 & 30, 2013 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of December 10, 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.
- 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 (JANUARY 28, 2013) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 RS7 TO RS5; 10.56 ACRES; SE OF 25<sup>TH</sup> TERR & O'CONNELL RD (SLD)**

**Z-12-00325:** Consider a request to rezone approximately 10.56 acres from RS7 (Single-Dwelling Residential) to RS5 (Single-Dwelling Residential) for Fairfield Farms East Addition, located SE of 25<sup>th</sup> Terrace and O'Connell Road. Submitted by CFS Engineers, for Fairfield Investors LLC, property owner of record.

**ITEM NO. 2 CONDITIONAL USE PERMIT FOR COMMUNICATIONS TOWER; NEAR THE  
SOUTHEAST CORNER OF N 400 RD & E 550 RD (SLD)**

**CUP-12-00287:** Consider a Conditional Use Permit for construction of a 180' tall communication tower for county emergency communication equipment, to be located east of the existing water tank near the southeast corner of N 400 Road and E 550 Road. Submitted by Selective Site Consultants on behalf of Douglas County Emergency. Jere McElhaney, property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 3A      PRELIMINARY PLAT FOR LANGSTON HEIGHTS ADDITION; E SIDE OF K-10 & S OF W 6<sup>TH</sup> ST (SLD)**

**PP-12-00228:** Consider a Preliminary Plat for Langston Heights Addition, a 70 lot subdivision that includes detached, duplex and multi-family residential lots. An original variance from Section 20-811 (c) of the Subdivision Regulations that requires sidewalks on both sides of streets was withdrawn at the December Planning Commission meeting. The property is along the east side of K-10 highway and south of W. 6<sup>th</sup> 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.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 3B      UR TO RM12D; 4.582 ACRES; N & S OF CRYSTAL LANE & PALISADES DR (SLD)**

**Z-12-00229:** Consider a request to rezone approximately 4.582 acres from UR (Urban Reserve) to RM12D (Multi-Dwelling Residential), located north and south of Crystal Lane and Palisades Drive extended as shown in the preliminary plat of Langston Heights Addition. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

**ITEM NO. 3C      UR TO RS7; 9.122 ACRES; N & S OF CRYSTAL LANE & PALISADES DR (SLD)**

**Z-12-00231:** Consider a request to rezone approximately 9.122 acres from UR (Urban Reserve) to RS7 (Single-Dwelling Residential), located north and south of Crystal Lane and Palisades Drive extended as shown in the preliminary plat of Langston Heights Addition. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

**ITEM NO. 3D      UR TO RM12; 9.98 ACRES; E SIDE OF K-10 & S OF W 6<sup>TH</sup> ST (SLD)**

**Z-12-00232:** Consider a request to rezone approximately 9.98 acres from UR (Urban Reserve) to RM12 (Multi-Dwelling Residential), located along the east side of K-10 highway south of W. 6<sup>th</sup> Street and along the west side of a proposed street known as Renaissance Drive, as shown in the preliminary plat of Langston Heights Addition. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

**ITEM NO. 3E      UR TO RS5; 3.88 ACRES; E SIDE OF K-10 & S OF W 6<sup>TH</sup> ST (SLD)**

**Z-13-00015:** Consider a request to rezone approximately 3.88 acres from UR (Urban Reserve) to RS5 (Single-Dwelling Residential), located along the east side of K-10 highway south of W. 6<sup>th</sup> Street and along the west side of a proposed street known as Renaissance Drive, as shown in the preliminary plat of Langston Heights Addition. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

**ITEM NO. 4      COMPREHENSIVE PLAN AMENDMENT TO H2020, CHP 6 TO ADD POLICIES FOR THE AUTO-RELATED COMMERCIAL CENTERS DESIGNATION (DDW)**

**CPA-5-5-11:** Comprehensive Plan Amendment to Chapter 6 of Horizon 2020 to add policies for the Auto-Related Commercial Centers designation. *Initiated by Planning Commission 5/25/11.*

**NON-PUBLIC HEARING ITEMS:**

**ITEM NO. 5      SAND DREDGING REPORT (DDW)**

Consider Sand Dredging Report and direct staff, as appropriate.

**ITEM NO. 6      DOWNTOWN REDEVELOPMENT**

Receive report related to Downtown redevelopment issues and opportunities. Staff will schedule a joint Planning Commission/Historic Resources Commission work session to consider the report.

**ITEM NO. 7      APPOINTMENTS FOR OREAD DESIGN GUIDELINES**

Appointment two Planning Commission members to serve with staff and Historic Resources Commission members on a joint steering subcommittee of the Planning Commission and Historic Resources Commission to process the Oread Design Guidelines.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 1                  VARIANCE; REVISED PRELIMINARY PLAT FOR FORMER FARMLAND PROPERTY (SMS)**

Variance request from sidewalk requirement in Section 20-811(c)(1)(i) associated with a revision to the Preliminary Plat for the Former Farmland Property (PP-12-00101); located at 2700 E 23<sup>rd</sup> Street. Request is to construct sidewalk on one side of access road adjacent to Tract B (Westar permanent easement) where open ditch section is designed for stormwater improvements.

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**Recess until 6:30pm on January 30, 2013**

## **BEGIN PUBLIC HEARING (JANUARY 30, 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 (JANUARY 30, 2013) MEETING PUBLIC HEARING ITEMS:**

### **Recess LDCMPC**

### **Convene Joint Meeting with Eudora Planning Commission**

#### **ITEM NO. 8      CONDITIONAL USE PERMIT FOR PENNY SAND PIT; N 1500 RD & E 1850 RD (MKM)**

**CUP-12-00099:** Consider a Conditional Use Permit for sand excavation and extraction for Penny Sand Pit, approximately 434 acres located on the NE Corner of N 1500 Road & E 1850 Road. Submitted by Landplan Engineering, for William Penny & Van LLC, property owners of record. *Joint meeting with Eudora Planning Commission. (The Planning Commission voted at their October meeting to forward the CUP to the County Commission. The CUP application is being returned to Planning Commission for a new public hearing after identification of error in mailed public notice for the October meeting.)*

### **Adjourn Joint Meeting Reconvene LDCMPC**

#### **ITEM NO. 9      PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; 251 QUEENS RD (MKM)**

**PDP-12-00283:** Consider a Preliminary Development Plan for The Links at Lawrence, a 630 unit multi-dwelling residential planned development with 9 hole golf course on approximately 81 acres located at 251 Queens Road and associated modification from the height limitation in the RM12 Base District. Submitted by Holloway Engineering, Surveying & Civil Design, PLLC., for Links at Lawrence, property owner of record.

#### **ITEM NO. 10      CONDITIONAL USE PERMIT FOR BAKER WETLANDS VISITOR CENTER COMPLEX; 1365 N 1250 RD (MKM)**

**CUP-12-00248:** Consider a Conditional Use Permit for Baker Wetlands Visitor Center Complex, located at 1365 N 1250 Rd. Submitted by Baker University, for the KS Department of Transportation, property owner of record.

#### **ITEM NO. 11      INITIATE TEXT AMENDMENT; ZONING REGULATIONS; NANOBREWERY (MKM)**

Initiate a text amendment to Section 12-319-1 of the Zoning Regulations of the Unincorporated Territory of Douglas County to include *Nanobrewery* in the list of uses permitted with as Conditional Uses and to establish any necessary standards for the use.

## MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

### MISC NO. 2                      VARIANCE FROM ROAD FRONTAGE REQUIREMENT; CLUSTER DEVELOPMENT (MKM)

Variance from the road frontage requirement in the Subdivision Regulations for Cluster Development Land Divisions in the Urban Growth Area of 666 ft on minor arterials to permit a frontage of approximately 540 ft. This variance is associated with a Cluster Development Certificate of Survey, CSU-12-00271.

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## ADJOURN

## CALENDAR

December 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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13	14	15	16	17	18	19
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27	28	29	30	31		

February 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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		

### PCCM Meeting:

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

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