



**\*\*The Wednesday, January 29<sup>th</sup> Planning Commission meeting has been cancelled\*\***

**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 27 & 29, 2014 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of December 16 & 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 (JANUARY 27, 2014) MEETING**

**PUBLIC HEARING ITEM:**

**ITEM NO. 1 RS7 & IG TO OS; .6 ACRE; 547 MAPLE ST & 500 PERRY ST (MKM)**

**Z-13-00479:** Consider a request to rezone approximately .6 acre from RS7 (Single-Dwelling Residential) District & IG (General Industrial) District to OS (Open Space) District. Property contains four lots located at 547 Maple St. and 500 Perry St. and adjacent alley right-of-way. Submitted by Bartlett & West, for the City of Lawrence, property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 2 PRELIMINARY PLAT FOR GOING SOUTH ADDITION; 1338 E 1600 RD (SLD)**

**PP-13-00343:** Consider a 2 lot Preliminary Plat for Going South Addition, located at 1338 E 1600 Rd/O'Connell Rd for multi-dwelling residential development. Submitted by Grob Engineering Services, for Going South, LLC, property owner of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 3 REVISED PRELIMINARY DEVELOPMENT PLAN FOR BELLA SERA AT THE RESERVE; 4500 BOB BILLINGS PKWY (SLD)**

**PDP-13-00477:** Consider a Revised Preliminary Development Plan for Bella Sera at the Reserve, located at 4500 Bob Billings Pkwy. Submitted by GOKU LLC, for Bella Sera LLC, property owner of record.

**ITEM NO. 4      CONDITIONAL USE PERMIT; GOOD EARTH GATHERINGS; 858 E 1500 RD (MKM)**

**CUP-13-00482:** Consider a Conditional Use Permit for Good Earth Gatherings, a recreational facility including education, community outreach, and ancillary retail sales on approximately 10 acres located at 858 E 1500 Rd with access from 854 E 1500 Rd. Submitted by Tamara Fairbanks-Ishmael, property owner of record.

**ITEM NO. 5      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.

**ITEM NO. 6      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\*\***

**~~ITEM NO. 7      CONDITIONAL USE PERMIT; METEOROLOGICAL TOWER; E OF N 400 RD & E 1000 RD AND S OF N 400 RD (SLD)~~**

**CUP-13-00480:** Consider a Conditional Use Permit for a meteorological tower located east of the corner of N 400 Rd & E 1000 Rd and on the south side of N 400 Rd. Submitted by Tower Associates, for Donald & Jane Schwartz, property owners of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

**MISC NO. 1      VARIANCE FOR CERTIFICATE OF SURVEY; 51 N 2190 RD (MKM)**

**CSR-13-00517:** Consider a variance associated with a Certificate of Survey for approximately 44 acres located at 51 N 2190 Rd. The variance is requested from Section 20-806(d)(2)(i) of the Subdivision Regulations [Section 11-106(d)(2)(i) of the County Code] to allow the creation of Residential Development Parcels which do not comply with the RDP dimensional requirements of the Zoning Regulations. Submitted by Stebbins Surveying LLC, for Louis and Betty Eakes, property owners of record.

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**BEGIN PUBLIC HEARING (JANUARY 29, 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 (JANUARY 29, 2014) MEETING**

#### **PUBLIC HEARING ITEMS:**

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

**ITEM NO. 8** — ~~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.~~

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

**ITEM NO. 9A** — ~~RSO TO CN2; 10.97 ACRES; 4300 W 24<sup>th</sup> PLACE (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.~~

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

**ITEM NO. 9B** — ~~SPECIAL USE PERMIT; FAMILY FUN CENTER; 4300 W 24<sup>th</sup> PLACE (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.~~

## MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

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## CALENDAR

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	

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	

**PCCM Meeting:**

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

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