



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
JANUARY 25 ~~& 27~~, 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.

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 25, 2016) MEETING

PUBLIC HEARING ITEMS:

Recess LDCMPC

Convene Joint Meeting with Eudora Planning Commission

ITEM NO. 1 CONDITIONAL USE PERMIT FOR CALCIO VILLAGE YOUTH SOCCER; E 1750 RD & N 1300 RD (MKM)

CUP-15-00613: Consider a Conditional Use Permit for Calcio Village, an *Athletic Field* complex for youth soccer on approximately 80 acres, located at the intersection of E 1750 Rd & N 1300 Rd. Submitted by Jambars Futbol Club Inc, on behalf of John Pendleton for Lorita H Pendleton, Trustee, property owner of record. (*Joint meeting with Eudora Planning Commission.*)

Adjourn Joint Meeting

Reconvene LDCMPC

ITEM NO. 2A RS7 TO RM15-PD; 4.038 ACRES; 5325 W 6TH ST (BJP)

Z-15-00609: Consider a request to rezone approximately 4.038 acres from RS7 (Single-Dwelling Residential) District to RM15-PD (Multi-Dwelling Residential with Planned Development Overlay) District, located at 5325 W 6th St. Submitted by Landplan Engineering PA on behalf of Village Cooperative of Lawrence (contract purchaser). Kansas/Nebraska Association of Seventh Day Adventist Inc. is the property owner of record.

ITEM NO. 2B PRELIMINARY DEVELOPMENT PLAN FOR VILLAGE COOPERATIVE; 5325 W 6TH ST (BJP)

PDP-15-00610: Consider of Preliminary Development Plan for Village Cooperative of Lawrence, located at 5325 W 6th St. The plan proposes the construction of a 3-story structure containing 52 assisted living units, underground & surface parking and site improvements, including the construction of Branchwood Drive north to W. 6th Street. Submitted by Landplan Engineering PA on behalf of Village Cooperative of Lawrence (contract purchaser). Kansas/Nebraska Association of Seventh Day Adventist Inc. is the property owner of record.

****DEFERRED****

~~ITEM NO. 3 COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTER 7 (JSC)~~

~~CPA-14-00005:~~ Consider a Comprehensive Plan Amendment to *Horizon 2020* Chapter 7: Industrial Land Use, and Chapter 14: Specific Plans — *K-10 & Farmer's Turnpike Plan*, to revise the Future Land Use Map and include adjacent parcels for additional residential land use sections into the K-10 & Farmer's Turnpike Plan. Submitted by B.G. Consultants, Inc. *PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*

NON-PUBLIC HEARING ITEMS:

****DEFERRED****

~~ITEM NO. 4A ANNEX 97.8 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~A-14-00161:~~ Consider an Annexation request for approximately 97.8 acres located south of the intersection of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record. *PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*

****DEFERRED****

~~ITEM NO. 4B ANNEX 15 ACRES; N OF ROCK CHALK PARK (MKM)~~

~~A-14-00163:~~ Consider an Annexation request for approximately 15 acres located north of Rock Chalk Park. Submitted by BG Consultants Inc on behalf of Micah Garber, contract purchaser, and Robert and Jan Maxwell Trust, property owner of record. *PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*

RESUME PUBLIC HEARING:

****DEFERRED****

~~ITEM NO. 4C A TO RSO; 25 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~Z-15-00602:~~ Consider a request to rezone approximately 25 acres from County A (Agricultural) District to RSO (Single-Dwelling Residential-Office) District, located SW of intersection of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record. *Replaces Z-14-00162. PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*

****DEFERRED****

~~ITEM NO. 4D A TO IL; 11.6 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~Z-15-00617:~~ Consider a request to rezone approximately 11.6 acres from County A (Agricultural) District to IL (Limited Industrial) District, located SW of intersection of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record. *Replaces Z-14-00165. PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*

~~DEFERRED**~~**

~~ITEM NO. 4E A TO RS5; 15 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~**Z-15-00603:** Consider a request to rezone approximately 15 acres from County A (Agricultural) District to RS5 (Single-Dwelling Residential) District, located SE of intersection of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Micah Garber, contract purchaser, and Robert & Jan Maxwell, Trustees, property owner of record. *Replaces Z-14-00164. PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*~~

~~DEFERRED**~~**

~~ITEM NO. 4F A TO RS5; 61.3 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~**Z-15-00618:** Consider a request to rezone approximately 61.3 acres from County A (Agricultural) District to RS5 (Single-Dwelling Residential) District, located SE of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record. *Replaces Z-14-00164. PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*~~

~~DEFERRED**~~**

~~ITEM NO. 4G A TO RS5-FP; 0.8 ACRES; N 1750 RD & E 902 RD (MKM)~~

~~**Z-15-00619:** Consider a request to rezone approximately 0.8 acres from County A (Agricultural) District to RS5-FP (Single-Dwelling Residential with Floodplain Overlay) District, located SE of intersection of N 1750 Rd and E 902 Rd (extended). Submitted by BG Consultants, Inc. on behalf of Garber Enterprises, Inc., property owner of record. *Replaces Z-14-00204. PC recommended denial on 6/23/14, City Commission returned to Planning Commission on 12/8/15.*~~

ITEM NO. 5 B-3 TO B-2; 6.178 ACRES; E 900 RD (MKM)

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. 6 SPECIAL USE PERMIT FOR FAST ORDER FOOD, DRIVE-IN; 4300 W 24TH PLACE (SLD)

SUP-15-00521: Consider a Special Use Permit for approval of a neighborhood commercial shopping area that includes buildings to house *Fast Order Food, Drive-in*, located at 4300 W 24th Place. The plan proposes 31,625 sq. ft. of commercial development in five buildings with four drive-thru uses indicated. Two drive-thru uses are for *Fast Order Food*. Submitted by Paul Werner Architects, for RPI, LLC, property owner of record.

~~DEFERRED**~~**

~~ITEM NO. 7 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.*~~

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

ADJOURN

CALENDAR

December 2015						
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 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					

PCCM Meeting:

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

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