



**\*\*The Wednesday, July 24<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  
JULY 22 ~~& 24~~, 2013 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of June 24 and 26, 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 (JULY 22, 2013) MEETING**

**PUBLIC HEARING ITEM on Variances Only:**

**ITEM NO. 1      PRELIMINARY PLAT FOR MEADOW LEA ESTATES; 2600 REDBUD LD, 2620 IOWA ST, 2626 IOWA ST, 2032 W 27<sup>TH</sup> ST (SLD)**

**PP-13-00187:** Consider a one lot Preliminary Plat and variances related to street design standards included in Section 20-810 of the Subdivision Regulations regarding minimum street right-of-way and street termination for Meadow Lea Estates, approximately 3.3 acres, located at 2600 Redbud Lane, 2620 Iowa Street, 2626 Iowa Street, and 2032 W 27<sup>th</sup> Street. Submitted by Landplan Engineering for KMAH LLC, property owner of record.

**ITEM NO. 2      DEERFIELD WOODS SUBDIVISION; 3320 PETERSON RD (SLD)**

**MS-13-00217:** Deerfield Woods Subdivision No. 9, a minor subdivision/replat of Lot 1 Deerfield woods Subdivision No. 7, located at 3320 Peterson Road. This Minor Subdivision includes a variance request to reduce the right of way for Peterson Road and Kasold Drive from 150' to 100' and a

variance to allow sidewalk on only one side of the street. Submitted by Landplan Engineering, for Cheer Pole, LTD, property owner of record.

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

##### **ITEM NO. 3      IG TO IL; 5.09 ACRES; 2200 EAST HILLS DR (SMS)**

**Z-13-00191:** Consider a request to rezone approximately 5.09 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 2200 East Hills Drive. Submitted by GHB Investors, property owner of record.

##### **ITEM NO. 4      CONDITIONAL USE PERMIT; PRIVATE LANDING STRIP; 2215 N 500 (MKM)**

**CUP-13-00193:** Consider a Conditional Use Permit for a private landing strip, located at 2215 N 500 Rd. Submitted by Robert and Angela Murray, property owners of record.

##### **ITEM NO. 5A      OS-FP TO RM12-FP; .06 ACRE; 3309 W 31<sup>ST</sup> ST (MKM)**

**Z-13-00199:** Consider a request to rezone approximately .06 acre from OS-FP (Open Space with Floodplain Management Regulations Overlay) District to RM12-FP (Multi-Dwelling Residential with Floodplain Management Regulations Overlay) District, located at 3309 W 31<sup>st</sup> St. Submitted by Grob Engineering Services, for Kansas District of the Wesleyan Church, property owner of record.

##### **ITEM NO. 5B      RM12 TO RM12; 16.06 ACRES; 3309 W 31<sup>ST</sup> ST (MKM)**

**Z-13-00249:** Consider a request to rezone approximately 16.06 acres located at 3309 W 31<sup>st</sup> St from RM12 (Multi-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District to revise the condition which limits maximum density to 6 dwelling units per acre to 9 dwelling units per acre. Submitted by Grob Engineering Services, for Kansas District of the Wesleyan Church, property owner of record.

##### **ITEM NO. 5C      RM12-FP TO RM12-FP; 6.39 ACRES; 3309 W 31<sup>ST</sup> ST (MKM)**

**Z-13-00250:** Consider a request to rezone approximately 6.39 acres located at 3309 W 31<sup>st</sup> St from RM12-FP (Multi-Dwelling Residential with Floodplain Management Regulations Overlay) District to RM12-FP (Multi-Dwelling Residential with Floodplain Management Regulations Overlay) District to revise the condition which limits maximum density to 6 dwelling units per acre to 9 dwelling units per acre. Submitted by Grob Engineering Services, for Kansas District of the Wesleyan Church, property owner of record.

#### **PUBLIC HEARING ITEM on Variance Only:**

##### **ITEM NO. 5D      PRELIMINARY PLAT FOR YANKEE TANK ESTATES; 3309 W 31<sup>ST</sup> ST (MKM)**

**PP-13-00195:** Consider a Preliminary Plat for Yankee Tank Estates, approximately 35.76 acres located at 3309 W 31<sup>st</sup> St and associated variance from right-of-way width requirement. Submitted by Grob Engineering Services, for Kansas District of the Wesleyan Church, property owner of record.

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

##### **ITEM NO. 6      TEXT AMENDMENT TO THE LAND DEVELOPMENT CODE; ACCESSORY DWELLING UNIT (MJL)**

**TA-13-00106:** Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, Articles 4 and 5, to permit the Accessory Dwelling Unit use as an accessory use in the RS5 (Single-Dwelling Residential) District. *Deferred by Planning Commission on 6/26/13.*

## MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

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## ADJOURN

## CALENDAR

June 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						

July 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			

August 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

## PCCM Meeting:

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

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