



**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 20 & 22, 2015 6:00PM - 10:30PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of June 22, 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 (JULY 22, 2015) MEETING**

**PUBLIC HEARING ITEMS:**

**Recess LDCMPC**

**Convene Joint Meeting with Lecompton Planning Commission**

**ITEM NO. 1      CONDITIONAL USE PERMIT FOR BURNING BARREL; 292 N 2100 RD  
(MKM)**

**CUP-15-00229:** Consider a Conditional Use Permit for a *Value-added Agricultural Business*, The Burning Barrel, a specialty meat processing shop, located on approximately 30 acres at 292 N 2100 Rd. Submitted by Brian Strecker, for James Myers, property owner of record. *Joint meeting with Lecompton Planning Commission.*

**Adjourn Joint Meeting**

**Reconvene LDCMPC**

**ITEM NO. 2      SPECIAL USE PERMIT FOR 2110 HARPER ST (BJP)**

**SUP-15-00241:** Consider a Special Use Permit for an *Institutional Development Plan* for the Douglas County Fairgrounds Master Plan located at 2110 Harper St. The plan includes the removal of several existing buildings, barns and the baseball fields and construction of a new Open Pavilion Building, Meeting Hall, Outdoor Meeting Area and restrooms. The plan also includes removal and replacement of the Outdoor Arena. Parking and interior circulation areas will also be modified and improved.

Improvements are being made to provide code compliant facilities to serve a variety of *Community Facility* activities that take place at the fairgrounds. Submitted by Landplan Engineering & Treanor Architects on behalf of Douglas County, property owner of record.

**ITEM NO. 3      PRD TO RM15; 9.818 ACRES; 2101 EXCHANGE CT (KES)**

**Z-15-00243:** Consider a request to rezone approximately 9.818 acres from PRD (Planned Residential Development) District to RM15 (Multi-Dwelling Residential) District, located at 2101 Exchange Ct. Submitted by CFS Engineers, for Southwind Capital LLC, property owner of record.

**ITEM NO. 4      SPECIAL USE PERMIT FOR 1045 PENNSYLVANIA ST (BJP)**

**SUP-15-00256:** Consider a Special Use Permit to permit a *Limited Manufacturing & Production* business that will manufacture and sell dog treats on-site in the existing building located at 1045 Pennsylvania St. Submitted by Gary & Angie Rexroad, property owners of record.

**ITEM NO. 5      SPECIAL USE PERMIT FOR 804 PENNSYLVANIA ST (MKM)**

**SUP-15-00261:** Consider a Special Use Permit for a *Bar* located at 804 Pennsylvania St. Submitted by Flint Hills Holdings Group LLC, for Ohio Mortgage LLC, property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 6      PRELIMINARY PLAT FOR NORTH LAWRENCE RIVERFRONT ADDITION;  
401 NORTH 2<sup>ND</sup> ST (SLD)**

**PP-2-1-12:** Consider a Preliminary Plat for North Lawrence Riverfront Addition, located at 401 North 2<sup>nd</sup> Street. This subdivision includes variances related to block length, right-of-way dedication for N. 2<sup>nd</sup> Street as a principal arterial, and connection of a local street to an arterial street. Submitted by Paul Werner Architects, for North Mass Redevelopment, LLC, Douglas County Kaw Drainage District, City of Lawrence, Kaw River Estates, LLC, HDD of Lawrence LLC, D & D Rentals of Lawrence LLC, Jeffrey W. Hatfield, Exchange Holdings LLC, Loosehead Investments LLC, and Riverfront Properties of Lawrence LLC, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 7A      CN2 TO OS; .193 ACRES; 6300 BOB BILLINGS PKWY (SLD)**

**Z-15-00244:** Consider a request to rezone approximately .193 acres from CN2 (Neighborhood Commercial Center) District to OS (Open Space) District, located at 6300 W Bob Billings Pkwy. Submitted by Tim A Herndon, for RSR Holdings LLP, property owner of record.

**ITEM NO. 7B      OS TO CN2; .992 ACRES; 6300 BOB BILLINGS PKWY (SLD)**

**Z-15-00245:** Consider a request to rezone approximately .992 acres from OS (Open Space) District to CN2 (Neighborhood Commercial Center) District, located at 6300 W Bob Billings Pkwy. Submitted by Tim A Herndon, for RSR Holdings LLP, property owner of record.

**ITEM NO. 7C      RM24, RM12D, RS7 TO RS5; 11.15 ACRES; 6300 BOB BILLINGS PKWY  
(SLD)**

**Z-15-00251:** Consider a request to rezone approximately 11.15 acres from RM24 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District, RS7 (Single-Dwelling Residential)

District to RS5 (Single-Dwelling Residential) District, located at 6300 Bob Billings Pkwy. Submitted by Tim Herndon, for RSR Holdings LLP, property owner of record.

**ITEM NO. 7D RM12D TO RS5; 3.255 ACRES; 6304-6323 SERENADE CT (SLD)**

**Z-15-00252:** Consider a request to rezone approximately 3.255 acres from RM12D (Multi-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District, located at 6304-6323 Serenade Ct. Submitted by Tim Herndon, for RSR Holdings LLP, property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 7E PRELIMINARY PLAT FOR LANGSTON COMMONS; BOB BILLINGS PKWY & LANGSTON WAY (SLD)**

**PP-15-00246:** Consider a Preliminary Plat for Langston Commons, located northwest of Bob Billings Pkwy and Langston Way. This subdivision includes 17.5 acres for neighborhood commercial development and 48 lots for residential development. Submitted by BG Consultants, for RSR Holdings LLP and KS Secretary of Transportation, property owners of record.

**RESUME PUBLIC HEARING:**

**ITEM NO. 8A TEXT AMENDMENT FOR FLOODPLAIN OVERLAY DISTRICT MAPS**

**TA-15-00253:** Consider a Text Amendment to the Land Development Code, Chapter 20, Article 12 of the Code of The City of Lawrence, KS to reference 2015 effective dates for new Floodplain Overlay District Maps and related regulation changes for discussion at a future public hearing. *Initiated by Planning Commission on 6/22/15.*

**ITEM NO. 8B TEXT AMENDMENT FOR FLOODPLAIN OVERLAY DISTRICT MAPS**

**TA-15-00254:** Consider a Text Amendment to the Zoning Regulations, Chapter 12, Article 28 of the Code of the County of Douglas, Kansas to reference 2015 effective dates for new Floodplain Overlay District Maps and related regulation changes for discussion at a future public hearing. *Initiated by Planning Commission on 6/22/15.*

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

**~~ITEM NO. 9 DESIGN GUIDELINES FOR NORTH LAWRENCE RIVERFRONT ADDITION~~**

~~Design Guidelines as a condition of the zoning for North Lawrence Riverfront Addition, 401 N 2<sup>nd</sup> St.~~

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

**~~ITEM NO. 10A RS7, RM12, PUD TO RM24-PD OVERLAY; 51.85 ACRES; 1800, 1809, 2021 CROSSGATE DR (SLD)~~**

~~**Z-14-00552:** Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24-PD Overlay (Multi-Dwelling Residential Planned Development Overlay) District including property located at 1800, 1809, and 2021 Crossgate Dr. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record. *Deferred by Planning Commission on 2/23/15.*~~

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

**~~ITEM NO. 10B PRELIMINARY DEVELOPMENT PLAN FOR ALVAMAR; 1809 CROSSGATE DR (SLD)~~**

~~**PDP-15-00247:** Consider a Preliminary Development Plan for Alvamar, containing approximately 50 acres and located at 1809 Crossgate Drive. The plan proposes the construction of a new entrance road from Bob Billings Parkway, *Multi-Dwelling Structures* containing 292 dwelling units, *Active and Passive Recreation* uses including a new clubhouse and event center, and *Assisted and Independent Living* uses containing 124 dwelling units. Submitted by Paul Werner Architects, for Alvamar Inc, property owner of record.~~

## MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

## MISC NO. 1 OREAD DESIGN GUIDELINES SUBCOMMITTEE MEMBER

Appoint Planning Commisser to Oread Design Guidelines Subcommittee.

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## ADJOURN

## CALENDAR

June 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				

July 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	

August 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					

## PCCM Meeting:

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

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