



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
JUNE 21 & 23, 2010 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of May 24 and 26, 2010.

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 to the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

ELECTION OF OFFICERS FOR 2010-2011

Accept nominations for and elect Chair and Vice-Chair for the coming year.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSIONS DISCRETION

**REGULAR AGENDA (JUNE 21, 2010) MEETING
NON-PUBLIC HEARING ITEMS:**

ITEM NO. 1 FINAL DEVELOPMENT PLAN; PARKWAY PLAZA PCD; 8.03 ACRES; 3504 CLINTON PKWY (SLD)

FDP-4-5-10: Consider a Final Development Plan for phase I of the Parkway Plaza PCD for a building addition to the Hy-Vee Grocery Store, approximately 8.03 acres, located at 3504 Clinton Parkway. Submitted by Landplan Engineering, P.A., for Hy-Vee Food Stores, Inc., property owner of record.

ITEM NO. 2A FINAL PLAT; BAUER FARM; 4.9 ACRES; 4700 W 6TH ST (MKM)

PF-4-3-10: Consider a Final Plat for Bauer Farm, a one lot residential subdivision containing approximately 4.9 acres, located at 4700 W 6th St. Submitted by Landplan Engineering, for Free

State Group, LLC, Free State Holdings, Inc, and Bauer Farms Residential, LLC, property owner of record.

ITEM NO. 2B FINAL DEVELOPMENT PLAN; BAUER FARM PHASE 4; 5.39 ACRES; 4700 W 6TH ST (MKM)

FDP-4-6-10: Consider a Final Development Plan for Bauer Farm Phase 4, approximately 5.39 acres, located at 4700 W 6th St. The Development Plan proposes the construction of a 124 unit retirement residence, an assisted living use, and associated parking area. Submitted by Landplan Engineering, for Free State Group, LLC, Free State Holdings, Inc, and Bauer Farms Residential, LLC, property owner of record.

PUBLIC HEARING ITEMS:

ITEM NO. 3 PD TO PD; 2.61 ACRES; 2000 & 2040 W 31ST ST (SLD)

Z-3-4-10: Consider a request to rezone approximately 2.61 acres from PD-[Home Improvement Center- PCD-2 with use restrictions] to PD-[Home Improvements Center- PCD-2 with use restrictions amended to include office uses], located at 2000 & 2040 W 31st St. Submitted by Landplan Engineering, for Broadway Plaza II Lawrence Inc., property owners of record.

ITEM NO. 4 PCD-1 TO CS; 11.99 ACRES; 1025-1035 NORTH 3RD ST (SLD)

Z-4-5-10: Consider a request to rezone approximately 11.99 acres from PCD-1 (Planned Commercial Development) to CS (Strip Commercial), located at 1025-1035 North 3rd Street. Submitted by KDL, Inc. for I-70 Business Center, LLC., property owner of record.

ITEM NO. 5 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; ENVIRONMENTALLY SENSITIVE AREAS (MKM)

TA-12-27-07: Consider Text Amendments to various sections of the City of Lawrence Land Development Code, Chapter 20, to revise the Protection Standards for Environmentally Sensitive Areas, to provide more precise definitions, and to include incentives for protection of sensitive lands beyond that required by Code.

MISCELLANEOUS NEW OR OLD BUSINESS

MISC NO. 1 Letter received from David Holroyd regarding Oread Neighborhood Association, as well as staff response.

MISC NO. 2 Information received from Barbara Clark regarding soil classes.

MISC NO. 3 Interpretation regarding Duplex and Detached Dwelling Parking.

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on June 23, 2010.

BEGIN PUBLIC HEARING (JUNE 23, 2010):

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.

PUBLIC HEARING ITEMS:

ITEM NO. 6 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; IBP DISTRICT (MJL)

TA-4-4-10: Consider Text Amendment to the City of Lawrence Land Development Code, Chapter 20, Section 20-403 of the Code of the City of Lawrence, KS to permit the Hotel, Motel, Extended Stay use in the IBP (Industrial/Business Park) District. *Initiated by Planning Commission on 4/26/10.*

ITEM NO. 7 COMPREHENSIVE PLAN AMENDMENT TO UPDATE CHAPTER 14; SPECIFIC PLANS (MJL)

CPA-4-2-10: Update Chapter 14 – Specific Plans to correct references made to the previous Chapter 13 – Implementation regarding the adoption process for plans. The reference needs to be updated to refer to Chapter 17 – Implementation. This was an oversight when the chapter was renumbered and was identified as a work item in the annual review of the Comprehensive Plan. *Initiated by Planning Commission on 4/26/10.*

ITEM NO. 8 COMPREHENSIVE PLAN AMENDMENT TO UPDATE CHAPTER 7; INDUSTRIAL & EMPLOYMENT RELATED LAND USE (MJL)

CPA-4-3-10: Amend Chapter 7 – Industrial and Employment Related Land Uses to be consistent with the approved K-10 & Farmer's Turnpike Plan to include the expanded Santa Fe Industrial Area and I-70 and K-10 industrial area identified in the sector plan. This was an identified work item in the annual review of the Comprehensive Plan. *Initiated by Planning Commission on 4/26/10.*

ITEM NO. 9 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; CHAPTER 20, ARTICLE 12; FLOODPLAIN OVERLAY DISTRICT (AMB)

TA-4-6-10: Consider Text Amendments to the City of Lawrence Land Development Code, Chapter 20, Article 12 to reference 2010 effective dates for new Floodplain Overlay District Maps and related regulation changes.

ITEM NO. 10 TEXT AMENDMENT TO DOUGLAS COUNTY ZONING REGULATIONS; CHAPTER 12, ARTICLE 28; FLOODPLAIN OVERLAY DISTRICT (AMB)

TA-4-7-10: Consider Text Amendments to the Zoning Regulations, Chapter 12, Article 28 of the Code of the County of Douglas, Kansas to reference 2010 effective dates for new Floodplain Overlay District Maps and related regulation changes.

****DEFERRED****

~~**ITEM NO. 11 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; CHAPTER 20, ARTICLE 8; MINOR & MAJOR SUBDIVISIONS (SMS)**~~

~~**TA-3-3-10:** Consider Text Amendments to the City of Lawrence Land Development Code, Chapter 20, Article 8 to revise requirements and standards related to the processing of Minor and Major Subdivisions. *Initiated by City Commission on 2/16/10.*~~

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

CALENDAR

May 2010						
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					

June 2010						
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 2010						
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 2nd Wednesday of each month, 7:30am-9:00am)

TAC Meeting:

(Generally 1st Tuesday of each month, 1:30pm-2:30pm)

CPC Meeting:

(Generally 1st & 3rd Wednesday of each month, 4:00pm)

RZC meeting:

(Generally every 2 weeks on Thursdays, 3:30pm-5:00pm)

ADJOURN

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