



**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  
MARCH 22 & 24, 2010 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of February 22, 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.

**REGULAR AGENDA (MARCH 22, 2010) MEETING**

**NON-PUBLIC HEARING ITEMS:**

**Public Comment on Variances Only**

**ITEM NO. 1 PRELIMINARY PLAT FOR LAWRENCE MUNICIPAL AIRPORT ADDITION  
NO. 2; 15.7 ACRES; 1915 AIRPORT RD (SLD)**

**PP-1-2-10:** Consider a Preliminary Plat for Lawrence Municipal Airport Addition No. 2, approximately 15.7 acres, located at 1915 Airport Rd., and variances from Sections 20-801 & 20-810 of the Subdivision Regulations regarding the portion of property to be platted and number of access points to the site. Submitted by the City of Lawrence, property owner of record.

**ITEM NO. 2A PRELIMINARY PLAT FOR FOUR SEASONS PUMP STATION; 30.894  
ACRES; SE OF W 27<sup>TH</sup> ST & CROSSGATE DR (MKM)**

**PP-1-1-10:** Consider a 2 lot Preliminary Plat for Four Seasons Pump Station, containing approximately 30.894 acres, located southeast of W 27<sup>th</sup> St. & Crossgate Dr. Request for variance from Section 20-810(b) to permit the creation of a lot without road frontage and Variance from Section 20-801(c) to permit the platting of a lot without requiring the platting of all contiguously owned lands that are not platted. Submitted by Bartlett & West for the City of Lawrence, property owner of record.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 2B     PUD TO OS; 8.18 ACRES; SE OF W 27<sup>TH</sup> ST & CROSSGATE DR (MKM)**

**Z-1-2-10:** Consider a request to rezone approximately 8.18 acres from PUD (Planned Unit Development) to OS (Open Space), located southeast of W 27<sup>th</sup> St. & Crossgate Dr. Submitted by the City of Lawrence, property owner of record.

**ITEM NO. 2C     SPECIAL USE PERMIT FOR LAWRENCE PUMP STATION 09; SE OF W 27<sup>TH</sup> ST & CROSSGATE DR (MKM)**

**SUP-1-2-10:** Consider a Special Use Permit for the City of Lawrence Pump Station 09 Wet Weather Storage Expansion, a minor utility, on approximately 8.18 acres, located southeast of W 27<sup>th</sup> St. & Crossgate Dr. Submitted by the City of Lawrence, property owner of record.

**ITEM NO. 3     PRELIMINARY DEVELOPMENT PLAN FOR BAUER FARM; 43.88 ACRES; 4700 W 6<sup>TH</sup> ST (MKM)**

**PDP-1-1-10:** Consider a revised Preliminary Development Plan for Bauer Farm, on approximately 43.88 acres, located at 4700 West 6<sup>th</sup> St. Associated variances include a request for a reduction in the parking requirement and approval of the variances previously approved with the Preliminary Development Plan for Bauer Farm , PDP-03-02-05, to permit reduced peripheral setbacks. The revised plan proposes the development of an assisted living facility on the 4.24 acres located at the immediate SW corner of Overland Dr. & Folks Rd. Submitted by Landplan Engineering, for Free State Group, LLC; Free State Holdings, Inc; Bauer Farms Residential, LLC; Bauer Farm Retail Pad 1, LLC; Kansas CVS Pharmacy, LLC; Lawrence Tunnel Wash, LLC; Pete G & Diana Bernal; and Lee & Karen Schmidt, property owners of record.

**ITEM NO. 4     SPECIAL USE PERMIT FOR A TEMPORARY SHELTER FOR LAWRENCE COMMUNITY SHELTER; 3701 FRANKLIN PARK CIR (SLD)**

**SUP-1-3-10:** Consider a Special Use Permit for the establishment of a Temporary Shelter for the Lawrence Community Shelter, approximately 4.15 acres, located at 3701 Franklin Park Cir. Submitted by Lawrence Community Shelter, for Franklin Business Center LLC, property owner of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on March 24, 2010.**

## BEGIN PUBLIC HEARING (MARCH 24, 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. 5 IG TO IL; 5.252 ACRES; 151 MCDONALD DR (MJL)

**Z-1-1-10:** Consider a request to rezone approximately 5.252 acres from IG (General Industrial) to IL (Limited Industrial), located at 151 McDonald Dr. Submitted by Paul Werner Architects, for Downtown Equities II, LC, property owner of record.

#### ITEM NO. 6 AMENDMENTS TO DEVELOPMENT CODE; MU DISTRICT (MJL)

**TA-1-1-10:** Consider a Text Amendment to Sections 20-403, 20-509(3), and 20-524 of the Development Code to permit Bars & Restaurants in the MU District. *Initiated by City Commission on 2/2/10.*

#### ITEM NO. 7 AMENDMENTS TO DEVELOPMENT CODE; IL DISTRICT (MJL)

**TA-1-2-10:** Consider a Text Amendment to Sections 20-403, 20-601(b) and 20-601(b)(1), to permit Hotel/Motel/Extended Stay Use as an allowed use in IL Zoning. *Initiated by City Commission on 2/2/10.*

#### ITEM NO. 8 AMENDMENTS TO DEVELOPMENT CODE; BOARDING HOUSES (SDM)

*7:30 or after – work session for the following Text Amendment:*

**TA-6-17-09:** Reconsider Text Amendments to various sections of the City of Lawrence Land Development Code to review standards related to "Boarding House." *This item was originally heard by Planning Commission on 12/16/09. City Commission returned this item on 2/2/10 for additional consideration.*

### MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

### PUBLIC COMMENT SECTION

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### CALENDAR

February 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						

March 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			

April 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	

**PCCM Meeting:** (2/10, 3/10, 4/14)  
**TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30pm–2:30pm)  
**CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month, 4:00pm)  
**RZC meeting:** (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)

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**ADJOURN**