



**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  
MAY 24 & 26, 2010 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of April 26 and 28, 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 (MAY 24, 2010) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 SPECIAL USE PERMIT FOR NORTH BOWERSOCK MILLS &  
POWERHOUSE; 1000 POWERHOUSE NORTH RD (AMB)**

**SUP-3-4-10:** Consider a Special Use Permit for the construction of the North Bowersock Mills & Powerhouse, Utility and Service, Major, located at 1000 Powerhouse North Road. Submitted by Bowersock Mills & Power Company and the City of Lawrence, property owners of record.

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

**~~ITEM NO. 2 PCD-2 TO PCD-2; 2.61 ACRES; 2000 & 2040 W 31<sup>ST</sup> 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 31<sup>st</sup> St. Submitted by Landplan Engineering, for Broadway Plaza II Lawrence Inc., property owners of record.

**\*\*WITHDRAWN\*\***

**~~ITEM NO. 3 PRELIMINARY DEVELOPMENT PLAN FOR CROSSGATE DRIVE CASITAS;  
4.6 ACRES; 2451 CROSSGATE DR (SLD)~~**

~~**PDP-3-2-10:** Consider a Preliminary Development Plan for Crossgate Drive Casitas, 46 one bedroom units on approximately 4.6 acres, located at 2451 Crossgate Drive. Submitted by BG Consultants, Inc., for Inverness Park LP, property owner of record. Waivers for reduced parking, building setback and peripheral setback are included in this request.~~

**ITEM NO. 4      COMPREHENSIVE PLAN AMENDMENT TO H2020; CHAPTER 14 –  
NORTHEAST SECTOR PLAN (DDW)**

**CPA-6-5-09:** Consider Comprehensive Plan Amendment to Horizon 2020 – Chapter 14 to include the Northeast Sector Plan.

**ITEM NO. 5      TEXT AMENDMENT; LAND DEVELOPMENT CODE; MU DISTRICT (MJL)**

**TA-1-1-10:** Consider Text Amendments to the City of Lawrence Land Development Code, various sections of Chapter 20, to permit Bars or Lounges and to consider changes to development standards for various Eating & Drinking Establishments in the MU (Mixed Use) District and to consider a new Mixed Use Entertainment District. *Initiated by City Commission on 2/2/10.*

**ITEM NO. 6      TEXT AMENDMENT; LAND 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.*

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 7      CITY & COUNTY PUBLIC NOTIFICATION**

Receive staff memo regarding City and County public notification of Planning items.

**MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC NO. 1** Provide comment on Lawrence Wastewater Master Plan boundaries and growth assumptions. (SDM)

**MISC NO. 2** Letter received regarding Woody Park

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on May 26, 2010.**

## **BEGIN PUBLIC HEARING (MAY 26, 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 ITEM:**

#### **Recess LDCMPC**

#### **Convene Joint Meeting with Eudora Planning Commission**

#### **ITEM NO. 8      CONDITIONAL USE PERMIT FOR BLUEJACKET CROSSING WINERY; 1969 N 1250 RD (MKM)**

**CUP-3-2-10:** Consider a Conditional Use Permit for accessory uses such as outdoor weddings, picnicking, and outdoor music, with the Bluejacket Crossing Winery, approximately 20 acres, located at 1969 N 1250 Rd, Eudora. Submitted by Kandaya Selvan, property owner of record. *A joint Planning Commission meeting will be held with the Eudora Planning Commission.*

#### **Adjourn Joint Meeting**

#### **Reconvene LDCMPC**

### **NON-PUBLIC HEARING ITEM:**

#### **Public Comment on Variance Only**

#### **ITEM NO. 9      PRELIMINARY PLAT FOR JOHNSON & ELLIS INVESTMENTS ADDITION; .538 ACRES; 1804 W 6<sup>TH</sup> ST (MKM)**

**PP-3-3-10:** Consider a Preliminary Plat for Johnson & Ellis Investments Addition, with one lot, approximately 0.538 acres, located at 1804 W 6<sup>th</sup> St. and a variance from the right-of-way requirements in Section 20-810(d)(4)(i). Submitted by Bartlett & West, Inc., for Johnson & Ellis Investments, property owner of record.

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

#### **ITEM NO. 10      CONDITIONAL USE PERMIT FOR PINWHEEL FARM; 1478 N 1700 RD (MKM)**

**CUP-2-1-10:** Consider a Conditional Use Permit for camping, sale of farm products, and events at Pinwheel Farm, approximately 11.79 acres, located at 1478 North 1700 Road. Submitted by Natalya Lowther, property owner of record. *Deferred by Planning Commission on 4/26/10.*

#### **ITEM NO. 11      TEXT AMENDMENT; LAND DEVELOPMENT CODE; ADAPTIVE REUSE OF DESIGNATED HISTORIC PROPERTY (SDM)**

**TA-7-20-09:** Consider Text Amendments to various sections of the City of Lawrence Land Development Code to (1) correct language regarding Adaptive Reuse of Designated Historic Property in section 20-501, and (2) revise language in sections 20-1310 and 20-1311.

#### **ITEM NO. 12      TEXT AMENDMENT; LAND DEVELOPMENT CODE; BOARDING HOUSE (SDM)**

**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.*

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

**~~ITEM NO. 13 — TEXT AMENDMENT, LAND DEVELOPMENT CODE, CHAPTER 20, ARTICLE 8 (SMS)~~**

**~~TA-3-3-10:~~** Consider Text Amendments to the Land Development Code, Chapter 20, Article 8 — Code of the City of Lawrence, Kansas 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

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## CALENDAR

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	

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			

**PCCM Meeting:**

(4/14, 5/10)

**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