



**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 23 & 25, 2011 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of April 25, 2011.

**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.

***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION***

**REGULAR AGENDA (May 23, 2011) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 I-2 TO A; 32 ACRES; 670 N 1800 RD (MKM)**

**Z-3-10-11:** Consider a request to rezone approximately 32 acres from I-2 (Light Industrial) to A (Agricultural), located at 670 N 1800 Rd. Submitted by Paul Werner Architects, for Rockwall Farms L.C., property owner of record. *Joint meeting with Lecompton Planning Commission.*

**ITEM NO. 2 FINAL DEVELOPMENT PLAN; PRAIRIE WIND; 3 ACRES; 2620 HASKELL AVE (MKM)**

**FDP-3-1-11:** Consider a Revised Final Development Plan for Prairie Wind, including the addition of one single-family dwelling unit for a total of 18 homes, on approximately 3 acres, located at 2620 Haskell Ave. Submitted by Tenants to Homeowners, Inc., property owner of record.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 3 PRELIMINARY PLAT; HUNTERS RIDGE ADDITION; 35 ACRES; NORTH SIDE OF W 6<sup>TH</sup> ST BETWEEN QUEENS RD & STONERIDGE DR (MKM)**

**PP-3-3-11:** Consider a Preliminary Plat for Hunters Ridge Addition, an approximately 35 acre subdivision containing 4 lots, located on the north side of West 6<sup>th</sup> Street between Queens Road & Stoneridge Drive. Submitted by Pat Kelly for Pear Tree Village L.P., property owner of record.

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

##### **ITEM NO. 4      A & B2 TO B2; 6 ACRES; 751 HWY 40 (MKM)**

**Z-3-7-11:** Consider a request to rezone approximately 6 acres from A (Agricultural) and B2 (General Business) to B2 (General Business), located at 751 Hwy 40. Submitted by Kathleen Baker Wolfe, property owner of record.

##### **ITEM NO. 5      A TO R-T; 209 ACRES; 778 E 1300 RD (MKM)**

**Z-3-9-11:** Consider a request to rezone approximately 209 acres from A (Agricultural) to R-T (Rural Tourism), located at 778 E 1300 Rd. Submitted by Grob Engineering Services, for Sadies Lake LC, property owner of record.

*No action being taken on Item 6*

##### **ITEM NO. 6      COMPREHENSIVE PLAN AMENDMENT TO H2020 - CHP 11 (LBZ)**

**CPA-4-4-10:** Consider Comprehensive Plan Amendment to Horizon 2020 – Chapter 11 - Historic Resources. *Initiated by Planning Commission on 4/26/10.*

*No action being taken on Item 7*

##### **ITEM NO. 7      TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE & DOUGLAS COUNTY CODE; MINOR & MAJOR SUBDIVISIONS (SMS)**

**TA-3-3-10:** Consider Text Amendments to the joint city/county subdivision regulations in the City of Lawrence Land Development Code, Chapter 20, Article 8 and the Douglas County Code, Chapter 11, Article 1 to revise requirements and standards related to the processing of Minor and Major Subdivisions, including minor housekeeping changes. *Initiated by City Commission on 2/16/10.*

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

##### ~~**ITEM NO. 8      CONDITIONAL USE PERMIT; FRATERNAL ORDER OF POLICE SHOOTING RANGE; 768 E. 661 DIAGONAL RD (MKM)**~~

~~**CUP-12-8-10:** Consider a Conditional Use Permit for the Fraternal Order of Police shooting range, located at 768 E. 661 Diagonal Road. Submitted by Dan Affalter, for Fraternal Order of Police, property owner of record. *Deferred by Planning Commission on 4/25/11.*~~

#### **MISCELLANEOUS NEW OR OLD BUSINESS**

##### **MISC NO. 1      PLANNING COMMISSION TRAINING SESSION**

Reminder regarding Planning Commission training session: July 15<sup>th</sup> 8:00am - 5:00pm in the City Commission room.

Consideration of any other business to come before the Commission.

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**Recess until 6:30pm on May 25, 2011.**

## **BEGIN PUBLIC HEARING (MAY 25, 2011):**

### **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.

### ***AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AT THE COMMISSION'S DISCRETION***

### **REGULAR AGENDA**

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

#### **ITEM NO. 9      COMPREHENSIVE PLAN AMENDMENT TO H2020 - CHP 14 (DDW)**

**CPA-3-1-11:** Consider Comprehensive Plan Amendment to Horizon 2020 – Chapter 14 to include the Inverness Park District Plan.

#### **ITEM NO. 10      COMPREHENSIVE PLAN ANNUAL REVIEW (MJL)**

Receive the Comprehensive Plan Annual Review and initiate recommended comprehensive plan amendments to be considered at future meetings.

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

#### **ITEM NO. 11      PRELIMINARY PLAT; KAPPA DELTA ADDITION; 1.8 ACRES; 1602 HIGH DR (SLD)**

**PP-3-2-11:** Consider a Preliminary Plat for Kappa Delta Addition, a 1.8 acre subdivision containing one lot, located at 1602 High Drive. Submitted by Bartlett & West, for Zeta Epsilon House Corporation, property owner of record.

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

#### **ITEM NO. 12      IG TO RS5; .3 ACRES; 525 & 527 N 7<sup>TH</sup> ST (DDW)**

**Z-3-11-11:** Consider a request to rezone approximately .3 acres from IG (General Industrial) to RS5 (Single-Dwelling Residential), located at 525 & 527 N 7<sup>th</sup> Street. Submitted by Nieder Properties, Inc., property owner of record.

#### **ITEM NO. 13      TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; SEC 20-403; DETENTION PERMITTED WITH SPECIAL USE (SLD)**

**TA-3-5-11:** Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, Article 4, Section 20-403 to change "Detention" from a use permitted by right in the IG (General Industrial) District to one permitted with Special Use approval. *Initiated by Planning Commission on 3/28/11.*

#### **ITEM NO. 14A      ANNEXATION; 69 ACRES; SOUTH SIDE OF N 1800 RD & BETWEEN E 900 RD & E 950 RD (SLD)**

**A-3-1-11:** Consider an annexation request for approximately 69 acres, located on the south side of N 1800 Rd (Farmers Turnpike) and between the extended alignments of E 900 Rd and E 950 Rd.

Submitted by Steven Rothwell, Timothy W. and Lani S. Rothwell, for Timothy Rothwell, Wilber C. Rothwell, and Donald Kenna Rothwell, property owners of record.

**ITEM NO. 14B A TO IG; 69 ACRES; 933, 939, & 943 N 1800 RD (SLD)**

**Z-3-8-11:** Consider a request to rezone approximately 69 acres from A (Agricultural) to IG (General Industrial), located at 933, 939, & 943 N 1800 Rd. Submitted by Steven Rothwell, Timothy W. and Lani S. Rothwell, for Timothy Rothwell, Wilber C. Rothwell, and Donald Kenna Rothwell, property owners of record.

**ITEM NO. 15 TEXT AMENDMENT TO CITY/COUNTY SUBDIVISION REGULATIONS AND DOUGLAS COUNTY CODE; BUILDING SETBACKS ALONG US HWY 40 (DDW)**

**TA-4-7-11:** Text Amendment to Section 20-814 of the Joint City/County Subdivision Regulations of the Code of the City of Lawrence, Kansas and Chapter 11, Section 814 of the Douglas County Code, which concerns extraordinary building setbacks along US Highway 40, west of K-10 Highway. *Initiated by Planning Commission on 2/23/11.*

*Item 17 will be heard before Item 16*

**ITEM NO. 17 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; CHP 20; PLANNED DEVELOPMENT OVERLAY DISTRICT (MJL)**

**TA-3-4-11:** Consider Text Amendments to the City of Lawrence Land Development Code, Chapter 20, Article 6 & 7, regarding revisions to the district criteria and development standards in the Planned Development Overlay District. *Initiated by City Commission on 4/5/11.*

**ITEM NO. 16 TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE; MULTI-DWELLING RESIDENTIAL ZONING DISTRICT RM64 (MJL)**

**TA-3-3-11:** Consider Text Amendments to the City of Lawrence Land Development Code, to various sections regarding creation of a new multi-dwelling residential zoning district, RM64. *Initiated by City Commission on 4/5/11.*

**PUBLIC COMMENT SECTION**

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**ADJOURN**

**CALENDAR**

April 2011						
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 2011						
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 2011						
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:**

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

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