



**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 19 & 21, 2014 6:30PM - 10:30PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of April 21 and 23, 2014.

**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 (MAY 19, 2014) MEETING  
PUBLIC HEARING ITEMS:**

**ITEM NO. 1A DE-ANNEX 87 ACRES; 2200 NORIA RD & 4600 E 23<sup>RD</sup> ST (DRG)**

**A-14-00073:** Consider a request to de-annex approximately 87 acres located at 2200 Noria Rd and 4600 E 23<sup>rd</sup> St. Submitted by Barber Emerson, for Economic Development Corporation of Lawrence and Douglas County, property owner of record. *Initiated by City Commission on 3/25/14.*

**ITEM NO. 1B IG TO A; 2200 NORIA RD & 4600 E 23<sup>RD</sup> ST (DRG)**

**Z-14-00072:** Consider a request to rezone approximately 87 acres from IG (General Industrial) District to County A (Agricultural) District, located at 2200 Noria Rd and 4600 E 23<sup>rd</sup> St. Submitted by Barber Emerson, for Economic Development Corporation of Lawrence and Douglas County, property owner of record.

**NON-PUBLIC HEARING ITEMS:**

**ITEM NO. 1C VACATION OF FINAL PLAT OF EAST HILLS BUSINESS PARK EAST AND  
FINAL PLAT OF EAST HILLS BUSINESS PARK EAST NO. 2 (DRG)**

Vacation of Final Plat of East Hills Business Park East and Final Plat of East Hills Business Park East No. 2 due to the proposed de-annexation of property from the City of Lawrence. Submitted by Barber Emerson, for Economic Development Corporation of Lawrence and Douglas County, property owner of record.

**ITEM NO. 2      ANNEX 54.31 ACRES; K-10 & BOB BILLINGS PKWY INTERCHANGE (SMS)**

**A-14-00155:** Consider annexation of approximately 54.31 acres located surrounding the proposed K-10 & Bob Billings Parkway interchange. Submitted by Charles F. Soules, Director of Public Works, City of Lawrence for Kansas Department of Transportation, property owner of record. *Initiated by City Commission on 4/22/14.*

**ITEM NO. 3      PRELIMINARY PLAT FOR BERT NASH ADDITION; 138 ALABAMA (SLD)**

**PP-14-00133:** Consider a Preliminary Plat for Bert Nash Addition, a two-lot subdivision located at 138 Alabama St. Submitted by the City of Lawrence, for Bert Nash Community Mental Health Center Inc., property owner of record.

**PUBLIC HEARING ITEM:**

**ITEM NO. 4      CONDITIONAL USE PERMIT; METEOROLOGICAL TOWER; 206 E 1600 RD (SLD)**

**CUP-14-00052:** Consider a Conditional Use Permit for a 116' tall meteorological tower with a 10' antenna for monitoring and collecting atmospheric, soil and water data, located at the University of Kansas Field Station, 2060 E 1600 Rd. Submitted by National Ecological Observatory Network [NEON], for University of Kansas Endowment Association, property owner of record.

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

**~~ITEM NO. 5      COMPREHENSIVE PLAN AMENDMENT TO HORIZON 2020 CHAPTERS 6 & 14 (JSG)~~**

**~~GPA-14-00107:~~** Consider a Comprehensive Plan Amendment to Horizon 2020 Chapter 6 and Chapter 14 (Revised Southern Development Plan) to revise the future land use designations from medium-density residential, traditional neighborhood development, and auto-related commercial uses to commercial use; and to designate the node as Regional Commercial from Auto-Related Center at the southwest intersection of US-59 Hwy and N. 1250 Road. Submitted by Landplan Engineering PA.

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

**~~ITEM NO. 6A      ANNEX 102.64 ACRES; E SIDE OF S IOWA ST & S SIDE OF N 1250 RD (SLD)~~**

**~~A-14-00104:~~** Consider a request to annex approximately 102.64 acres located along the east side of S. Iowa Street and the south side of N. 1250 Road (Armstrong Road). Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record. *Initiated by City Commission on 4/8/14.*

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

**~~ITEM NO. 6B      RS10 & A TO CR & CR-FP; 122.96 ACRES; SE CORNER SLT & US-59 HWY (SLD)~~**

**~~Z-14-00105:~~** Consider a request to rezone approximately 122.96 acres from RS10 (Single-Dwelling Residential) District and County A (Agricultural) District to CR (Regional Commercial) District and CR-FP (Regional Commercial Floodplain Overlay) District, located at the SE corner of the South Lawrence Trafficway and US-59 Hwy. Submitted by Landplan Engineering PA, on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

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

**~~ITEM NO. 6C — RS10, A, & VC TO OS-FP; 46.10 ACRES; SE CORNER SLT & US-59 HWY  
(SLD)~~**

**~~Z-14-00106~~**: Consider a request to rezone approximately 46.10 acres from RS10 (Single-Dwelling Residential) District, County A (Agricultural) District, and County VC (Valley Channel) District to OS-FP (Open Space-Floodplain Overlay) District, located at the SE corner of the South Lawrence Trafficway and US-59 Hwy. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**Recess until 6:30pm on May 21, 2014**

## **BEGIN PUBLIC HEARING (MAY 21, 2014):**

### **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 (MAY 21, 2014) MEETING** **PUBLIC HEARING ITEMS:**

#### **ITEM NO. 7      IG TO IL; 1.7 ACRES; 701 E 19<sup>TH</sup> ST (MKM)**

**Z-14-00097:** Consider a request to rezone approximately 1.7 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 701 E 19<sup>th</sup> St. Submitted by Zach Stoltenberg on behalf of Silverback Enterprises LLC, property owner of record.

#### **ITEM NO. 8      SPECIAL USE PERMIT; RUNAWAY PONY BED & BREAKFAST; 603 TENNESSEE ST (JSC)**

**SUP-14-00049:** Consider a Special Use Permit to continue the bed and breakfast use of the property as Runaway Pony Bed & Breakfast, located at 603 Tennessee St. Submitted by Rainbow Works LLC, property owner of record. *Deferred by Planning Commission on 4/21/14.*

#### **ITEM NO. 9A      IL TO GPI; 11.66 ACRES; 2900 & 2920 HASKELL AVE (SMS)**

**Z-14-00108:** Consider a request to rezone approximately 11.66 acres from IL (Limited Industrial) District to GPI (General Public and Institutional Use) District, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). Submitted by Landplan Engineering PA, on behalf of Unified School District 497, property owner of record.

#### **ITEM NO. 9B      SPECIAL USE PERMIT; INSTITUTIONAL DEVELOPMENT PLAN; 2900 & 2920 HASKELL AVE (SMS)**

**SUP-14-00110:** Consider a Special Use Permit for an Institutional Development Plan for the Lawrence College and Career Center, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). The project proposes the construction of a new two-phase structure containing 56,000 sq. ft. and associated parking and site improvements. Submitted by Landplan Engineering PA on behalf of Unified School District 497, property owner of record.

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

#### **ITEM NO. 9C      PRELIMINARY PLAT FOR LCCC & PEASLEE ADDITION; 2900 & 2920 HASKELL AVE (SMS)**

**PP-14-00109:** Consider a Preliminary Plat for LCCC and Peaslee Addition, a two-lot institutional and industrial subdivision, located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue). Submitted by Landplan Engineering PA on behalf of Unified School District 497 and the Economic Development Corporation of Lawrence & Douglas County, property owners of record.

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## ADJOURN

## CALENDAR

April 2014						
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 2014						
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 2014						
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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