



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
NOVEMBER 16 ~~& 18~~, 2015 6:30PM - 10:30PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of October 19, 2015.

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 (NOVEMBER 16, 2015) MEETING
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 MINOR SUBDIVISION VARIANCE FOR LAWRENCE-OUSDAHL NO. 1; 1714
W 23RD ST (SLD)**

Minor Subdivision, MS-15-00213, variance request to reduce the right-of-way for a principal arterial street per section 20-813(g) of the Land Development Code for Lawrence-Ousdahl No. 1, located at 1714 W. 23rd Street. Submitted by Lawrence Ousdahl, LTD, property owner of record.

**ITEM NO. 2 MINOR SUBDIVISION VARIANCE FOR TOWER PLAZA ADDITION; 2540
IOWA ST (BJP)**

Minor Subdivision, MS-15-00462, variance request to reduce the right-of-way for a principal arterial street per section 20-813(g) of the Land Development Code for Tower Plaza Addition, located at 2540 Iowa St. Submitted by Strick & Co. Inc., for Iowa 33 LLC, property owner of record.

ITEM NO. 3 RS7 TO IL; 2.96 ACRES; 1501 LEARNARD AVE (MKM)

Z-15-00427: Consider a request to rezone approximately 2.96 acres located at 1501 Learnard Ave from RS7 (Single-Dwelling Residential) District to IL (Limited Industrial) District with conditions to limit certain uses. Submitted by Sunrise Green LLC, property owner of record. *Deferred by Planning Commission on 10/19/15.*

ITEM NO. 4 RM12D TO RS7 & OS; 11.855 ACRES; 5800 OVERLAND DR (BJP)

Z-15-00463: Consider a request to rezone approximately 11.855 acres from RM12D (Multi-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District and OS (Open Space) District, located at 5800 Overland Dr. Submitted by Grob Engineering Services, LLC on behalf of Oregon Trail Holdings, LC and the City of Lawrence, property owners of record.

ITEM NO. 5 CONDITIONAL USE PERMIT FOR PUBLIC WHOLESALE WATER SUPPLY DISTRICT NO. 25; E 1300 RD & N 650 RD (MKM)

CUP-15-00474: Consider a Conditional Use Permit for a Water Storage Tank & Booster Pump Station for Public Wholesale Water Supply District No. 25, on approximately 3 acres in the southeast corner of the intersection of E 1300 Rd & N 650 Rd/County Route 460. Submitted by Public Wholesale Water Supply District No. 25, for Harrison Family Farms LLC, property owner of record, and Public Wholesale Water Supply District No. 25, contract purchaser.

ITEM NO. 6A GPI, RM12, & RS40 TO RM12; 14.756 ACRES; 5200 & 5300 CLINTON PKWY (SLD)

Z-15-00469: Consider a request to rezone approximately 14.756 acres from GPI (General Public and Institutional) District, RM12 (Multi-Dwelling Residential) District and RS40 (Single-Dwelling Residential) District to RM12 (Multi-Dwelling Residential) District, located at 5200 & 5300 Clinton Pkwy. Submitted by Paul Werner Architects, for Genesis Health Clubs of Lawrence LLC, property owner of record.

ITEM NO. 6B SPECIAL USE PERMIT FOR FITNESS & TENNIS FACILITY; 5200 & 5300 CLINTON PKWY (SLD)

SUP-15-00468: Consider a Special Use Permit for an *Active Recreation* use, an indoor/outdoor Fitness & Tennis Facility, located at 5200 & 5300 Clinton Pkwy. The proposed facility will include 54,000 SF of indoor space and continue the use of the 6 existing outdoor tennis courts. Submitted by Paul Werner Architects, Genesis Health Clubs of Lawrence LLC, property owner of record.

ITEM NO. 7 IG TO IL; .972 ACRES; 1021 E 31ST ST (KES)

Z-15-00471: Consider a request to rezone approximately .972 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 1021 E 31ST St. Submitted by Richard G. Sells on behalf of Spirit Industries Inc, property owner of record.

ITEM NO. 8 TEXT AMENDMENT FOR EVENT CENTER USE (JSC)

TA-15-00443: Consider a Text Amendment to the City of Lawrence Development Code, Chapters 4, 5, 9 and 17, to define and create an *Event Center* use. *Initiated by Planning Commission on 8/24/15.*

ITEM NO. 9 TEXT AMENDMENT FOR PERSONAL CONVENIENCE SERVICES & PERSONAL IMPROVEMENT SERVICE (SMS)

TA-15-00391: Consider a Text Amendment to the City of Lawrence Land Development Code to review the *Personal Convenience Services* and *Personal Improvement Service* uses and determine if amendments are necessary to permit salons as a use in the RSO (Single-Dwelling Residential-Office) zoning district. *Initiated by City Commission on 9/1/15.*

ITEM NO. 10 TEXT AMENDMENT FOR PARKING & ACCESS STANDARDS (SMS)

TA-13-00235: Continue discussion related to proposed Text Amendments to the City of Lawrence Land Development Code, Article 9 and related sections of Chapter 20, for comprehensive revisions to parking and access standards. Discussion will focus on defining types of Major Recreational Equipment and identifying permitted parking locations for this equipment on residential properties. *Action on this item will not occur until after the commission completes their discussion on several of the elements of the code language and a final draft is available for their review.*

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 2016 PLANNING COMMISSION MEETING CALENDAR

Review and consider adopting the 2016 Planning Commission meeting calendar.

MISC NO. 2 REQUESTS FOR JOINT MEETINGS

Planning Commission/Historic Resources Commission joint discussion regarding Oread Design Guidelines at the Thursday, February 18, 2016 Historic Resources Commission meeting at 6:30pm.

Planning Commission/Historic Resources Commission joint public hearing regarding Oread Design Guidelines during the March, 2016 Planning Commission meeting.

Planning Commission/Sustainability Advisory Board joint evening Mid-Month meeting during the first quarter of 2016.

MISC NO. 3 RECEIVE RETAIL MARKET REPORT

Receive the 2015 Retail Market Report. In accordance with *Horizon 2020* and Land Development Code Section 20-1107(b)(1), Planning Staff has developed the 2015 Retail Market Report:

<http://www.lawrenceks.org/assets/pds/planning/documents/2015-Retail-Market-Report.pdf>

ADJOURN

CALENDAR

October 2015						
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

November 2015						
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					

December 2015						
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)

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<http://www.lawrenceks.org/subscriptions>