



**\*\*The Wednesday, September 28<sup>th</sup> Planning Commission meeting has been canceled\*\***

**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  
SEPTEMBER 26 & ~~28~~, 2011 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of August 22 & 24, 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 by the City Engineer.
  - 1) The City Engineer approved a waiver to the distance standards on a collector road from signalized and non-signalized intersections for the development project located at the southeast corner of Crossgate Drive and Clinton Parkway (HyVee gas station; A full report is included with SUP-7-4-11 – item no. 3C on this agenda)
- 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 (SEPTEMBER 26, 2011) MEETING  
NON-PUBLIC HEARING ITEM:**

**ITEM NO. 1      PRELIMINARY PLAT; FIFTH STREET BLUFF SUBDIVISION; W 5<sup>TH</sup> ST  
(MKM)**

**PP-7-6-11:** Consider a one lot Preliminary Plat and variances related to dedication of rights-of-way and frontage for Fifth Street Bluff Subdivision, approximately 0.29 acres, located on W 5<sup>th</sup> Street near the connection of Iowa Street and W 5<sup>th</sup> Street. Submitted by Paul Werner Architects, for JMC Construction, property owner of record.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 2      CONDITIONAL USE PERMIT FOR THE 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.*

**ITEM NO. 3A      RSO TO CN2; 3.3 ACRES; 3900 W 24<sup>TH</sup> PLACE (SLD)**

**Z-7-21-11:** Consider a request to rezone approximately 3.3 acres from RSO (Single-Dwelling Residential-Office) to CN2 (Neighborhood Shopping Center), located at 3900 W. 24<sup>th</sup> Place. Submitted by Landplan Engineering, for Corporate Holdings II, LLC, property owner of record, and Hy-Vee, Inc. as contract purchaser.

**NON-PUBLIC HEARING ITEM:**

**ITEM NO. 3B      PRELIMINARY PLAT; INVERNESS PARK PLAZA ADDITION; 3900 W 24<sup>TH</sup> PLACE (SLD)**

**PP-7-7-11:** Consider a Preliminary Plat of Inverness Park Plaza Addition No. 5, a Replat of Lot 1, Block 1, Inverness Park Plaza Addition No. 1, for a two lot commercial development, located at 3900 W 24<sup>th</sup> Place. Submitted by Landplan Engineering, for Corporate Holdings II, LLC, property owner of record, and Hy-Vee, Inc. as contract purchaser.

**PUBLIC HEARING ITEMS:**

**ITEM NO. 3C      SPECIAL USE PERMIT FOR GAS & FUEL SALES; 3900 W 24<sup>TH</sup> PLACE (SLD)**

**SUP-7-4-11:** Consider a Special Use Permit for Gas and Fuel Sales and Cleaning (car wash), also known as a convenience store, on approximately 2.73 acres of vacant property located at 3900 W 24<sup>th</sup> Place. Submitted by Landplan Engineering, for Corporate Holdings II, LLC, property owner of record, and Hy-Vee, Inc. as contract purchaser.

**ITEM NO. 4      TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT CODE AND 8<sup>TH</sup> & PENNSYLVANIA URBAN CONSERVATION OVERLAY DISTRICT (SDM)**

**TA-8-13-11:** Consider amendments to Article 3 of the Lawrence Land Development Code and to the 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District, including the *Design Guidelines 8<sup>th</sup> and Penn Neighborhood Redevelopment Zone*, in order to accommodate a residential proposal for property located at 619 E. 8<sup>th</sup> Street that exceeds the density limit currently noted in the guidelines. *Initiated by City Commission on 8/9/11.*

**ITEM NO. 5A      CS TO RM32; .56 ACRES; 619 E 8<sup>TH</sup> ST (MKM)**

**Z-8-22-11:** Consider a request to rezone approximately .56 acres from CS (Strip Commercial) to RM32 (Multi-Dwelling Residential) within the 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District, located at 619 E 8<sup>th</sup> Street. Submitted by Bartlett & West, Inc., for Ohio Mortgage Investors, LLC property owner of record.

**ITEM NO. 5B      CS TO RM12D; .27 ACRES; 804-806 PENNSYLVANIA ST (MKM)**

**Z-8-23-11:** Consider a request to rezone approximately .27 acres from CS (Strip Commercial) to RM12D (Multi-Dwelling Residential) within the 8<sup>th</sup> & Pennsylvania Urban Conservation Overlay District, located at 804-806 Pennsylvania Street. Submitted by Bartlett & West, Inc., for Ohio Mortgage Investors, LLC, property owner of record.

**ITEM NO. 6      TEXT AMENDMENT TO CITY OF LAWRENCE DEVELOPMENT, CHP 20;  
DEVELOPMENT ADJACENT TO RESIDENTIAL DISTRICTS (MJL)**

**TA-8-12-11:** Consider amendments to various sections of the City of Lawrence Land Development Code, Chapter 20, regarding revisions to the district criteria and development standards for development adjacent to R (Residential) Districts, clarify other density and dimensional standards, Section 20-1701 to clarify or add terms used in the density and dimensional standards table, and Sections 20-211 and 20-212 to make consistent with potential changes in Article 6. *Initiated by City Commission on 7/12/11.*

**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**ADJOURN**

**CALENDAR**

August 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			

September 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	

October 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					

**PCCM Meeting:**

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

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