The Wednesday, September 28th Planning Commission meeting has been canceled**

LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH 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 5TH 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 5th Street near
the connection of Iowa Street and W 5th 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 24TH 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. 24th 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 24TH 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 24th 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 24TH 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 24th 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 8TH & PENNSYLVANIA URBAN CONSERVATION OVERLAY DISTRICT (SDM)

TA-8-13-11: Consider amendments to Article 3 of the Lawrence Land Development Code and to the 8th & Pennsylvania Urban Conservation Overlay District, including the Design Guidelines 8th and Penn Neighborhood Redevelopment Zone, in order to accommodate a residential proposal for property located at 619 E. 8th 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 8TH 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 8th & Pennsylvania Urban Conservation Overlay District, located at 619 E 8th 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 8th & 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 (Mj L)

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.

ADJOURN

CALENDAR

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PCCM Meeting: (Generally 2nd Wednesday of each month, 7:30am-9:00am)

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