



PLANNING COMMISSION MEETING
October 25, 2017
Meeting Action Summary

October 25, 2017 – 6:30 p.m.

Commissioners present: Butler, Carpenter, Culver, Kelly, Paden, Sands, Sinclair, Struckhoff, Weaver, Willey

Staff present: McCullough, Stogsdill, Day, Larkin, Mortensen, Ewert

GENERAL BUSINESS

PLANNING COMMISSION ACTION SUMMARY MINUTES

Receive and amend or approve the action summary (minutes) from the Planning Commission meeting of September 27, 2017.

Motioned by Commissioner Willey, seconded by Commissioner Paden, to approve the September 27, 2017 Planning Commission action summary minutes.

Approved 8-0-2, with Commissioners Butler and Weaver abstaining.

COMMITTEE REPORTS

No reports from any committees that met over the past month.

COMMUNICATIONS

Received Staff Memo regarding Landmark Nomination for Santa Fe Depot.

EX PARTE / ABSTENTIONS / DEFERRAL REQUEST

- No ex parte.
- No Abstentions.

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ITEM NO. 1 FINAL DEVELOPMENT PLAN FOR 6WAK ADDITION; 545 WAKARUSA (SLD)

FDP-17-00445: Consider a Final Development Plan for 6Wak Addition Phase II, Old Chicago, located at 545 Wakarusa Dr. Submitted by SMH Consultants, for 6Wak Land Investments LLC c/o First Management Inc, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Applicant not present.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Sands inquired about the right-in only access.

Ms. Day said the actions approved to date that allowed that access to happen was the approval of the minor subdivision with the access break. She said the conceptual plan was for the construction of the turn lane and minor modification to adjust parking numbers.

ACTION TAKEN

Motioned by Commissioner Willey, seconded by Commissioner Culver, to approve the Final Development Plan, FDP-17-00445, for 6WAK Addition Phase II, Old Chicago based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Prior to release of the Final Development Plan for issuance of a building permit, the Minor Subdivision, MS-16-00549, revising the legal description of the lot and revising interior easements, shall be recorded with the Douglas County Register of Deeds Office.
2. Provision of a signed Site Plan Performance Agreement prior to the recording of the Final Development Plan with the Register of Deeds Office.

Unanimously approved 10-0.

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ITEM NO. 2 VARIANCE; 1703 & 1711 W 6TH ST (SLD)

MS-17-00554: Consider a variance from the right-of-way width for a Minor Subdivision (lot combination) for Casey's Subdivision, located at 1703 & 1711 W 6th St. Submitted by Casey's Retail Company on behalf of Harold Shephard and Marla J. Webster, property owners of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Jeff Laubach, SBB Engineering, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Willey said the corridor within the neighborhood already had 100' right-of-way. She asked if newer development moving west would become 150' right-of-way.

Ms. Day said it would depend. She said there was much wider right-of-way much further west. She said there was wider right-of-way closer to the intersections but the bulk of the arterial street was at 100' right-of-way.

Commissioner Willey asked if the City Engineer was comfortable with it.

Ms. Day said yes.

Commissioner Struckhoff wondered if right-of-way requirements would be applied to new development in the 23rd Street corridor.

Ms. Day said the 23rd Street Corridor Plan does not envision a boulevard treatment which was where that 150' right-of-way would be taken. She said the bigger challenge for 23rd Street was that many of the lots were shallow with parking and buildings pushing the encroachment.

Commissioner Sinclair said approving this variance would be consistent with the corridor but he wondered what the unnecessary hardship to the applicant would be.

Ms. Day said this was probably the only property that would need to dedicate that additional right-of-way. She said the boundaries and depth of the commercial areas were not changing and it was not fair for the applicant to have to make that dedication.

Mr. McCullough said the reason for larger right-of-way with newer development was due to a lot of competition for space with utilities, street trees, multimodal elements, lighting, street trees, etc. He said the variances that Planning Commission was seeing come forward was pre-existing development. He said newer development would need space to maintain new safety measures and new space for new utilities, such as fiber. He said more often than not they were vacating right-of-way to allow development to match existing conditions and give more property back to the private development.

Complete audio & video from this meeting can be found online:

<https://lawrenceks.org/boards/lawrence-douglas-county-metropolitan-planning-commission/>

ACTION TAKEN

Motioned by Commissioner Sands, seconded by Commissioner Willey, to approve the variance requested for a Minor Subdivision, MS-17-00554, to reduce the right-of-way, required per Section 20-810(a)(5) for a principal arterial street, from 150' to 100' in accordance with the provisions per section 20-813(g) of the Land Development Code for property located at 1703 and 1711 W. 6th Street.

Unanimously approved 10-0.

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ITEM NO. 3 REZONING FROM UR TO RMO; 5275 W 6th ST (KEW)

Z-17-00471: Consider a request to rezone approximately 2.5 acres from UR (Urban Reserve) District to RMO (Multi-Dwelling Residential-Office) District, located at 5275 W 6th St. Submitted by Allen Belot Architect on behalf of Beckmeisters LLC, property owner of record.

Item No. 3 was deferred prior to the meeting.

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ITEM NO. 4A COMPREHENSIVE PLAN AMENDMENT TO H2020 (JSC)

CPA-17-00264: Consider a Comprehensive Plan Amendment to Horizon 2020, Chapters 6 and 14, Revised Southern Development Plan, related to the KTen Crossing development, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC.

ITEM NO. 4B ANNEX 95.442 ACRES; SE CORNER US HWY 59 & N 1250 RD (SLD)

A-17-00265: Consider a request to annex approximately 95.442 acres located at the SE corner of US Hwy 59 & N 1250 Rd (3500 Iowa St). Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

ITEM NO. 4C REZONING FROM RS10 & A TO CR-PD; 3500 S IOWA ST (SLD)

Z-17-00260: Consider a request to rezone approximately 91.602 acres from RS10 (Single-Dwelling Residential) District and County A (Agricultural) District to CR-PD (Regional Commercial with Planned Development Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

ITEM NO. 4D REZONING FROM A TO CR-PD-FP; 3500 S IOWA ST (SLD)

Z-17-00261: Consider a request to rezone approximately 23.02 acres from County A (Agricultural) District to CR-PD-FP (Regional Commercial with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

ITEM NO. 4E REZONING FROM RS10 TO OS-PD-FP; 3500 S IOWA ST (SLD)

Z-17-00262: Consider a request to rezone approximately 8.499 acres from RS10 (Single-Dwelling Residential) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

ITEM NO. 4F REZONING FROM A & VC TO OS-PD-FP; 3500 S IOWA ST (SLD)

Z-17-00263: Consider a request to rezone approximately 52.294 acres from County A (Agricultural) District and VC (Valley Channel) District to OS-PD-FP (Open Space with Planned Development and Floodplain Overlay) District, located at 3500 Iowa St. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

ITEM NO. 4G PRELIMINARY DEVELOPMENT PLAN FOR K TEN CROSSING; 3500 S IOWA ST (SLD)

PDP-17-00266: Consider a Preliminary Development Plan for KTen Crossing, a regional commercial center development located at 3500 S Iowa St. The 130 acre development will include 72 acres of regional commercial center and 58 acres of open space. Submitted by Landplan Engineering PA on behalf of Armstrong Management LC and Grisham Management LC, property owners of record.

Items No. 4A-4G were deferred prior to the meeting.

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MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

MISC NO. 1 UPCOMING CALENDAR EVENTS

A possible quorum of the Planning Commission may attend the following events:

Planning Commission Social at the Vice-Chair's residence on Friday, November 3, 2017.

Annual Planning Commission Orientation on Friday, November 17, 2017.

ADJOURN 6:55pm