



**PLANNING COMMISSION MEETING**  
**February 23, 2015**  
**Meeting Minutes**

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February 23, 2015 – 6:30 p.m.

Commissioners present: Britton, Denney, Graham, Josserand, Kelly, Liese, Struckhoff, von Achen.

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

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**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of January 26, 2015.

Motioned by Commissioner Struckhoff, seconded by Commissioner Britton, to approve the January 26, 2015 Planning Commission minutes.

Motion carried 7-0-1, with Commissioner Kelly abstaining.

**EX PARTE / ABSTENTIONS / DEFERRAL REQUEST**

- Ex parte:  
Commissioner Britton said he spoke with Mr. Paul Davis regarding the Alvamar items.
- No abstentions.

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**ITEM NO. 1      CONDITIONAL USE PERMIT FOR NEW COMMUNICATION TOWER; 1211  
E 600 RD (SLD)**

**CUP-14-00550:** Consider a Conditional Use Permit for a new 198' self-supporting communication tower located at 1211 E 600 Rd. Submitted by SSC, Inc and Horvath Communications for Verizon Wireless on behalf of Rex and Shirley Johnson, property owners of record.

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

**APPLICANT PRESENTATION**

Mr. Mark Johnson, Dentons Law Firm, on behalf of Horvath Communications and Verizon Wireless, said the tower would be 189' with a lightning rod and that it would accommodate five carriers. He said the area was zoned agricultural. He said the closest existing tower was more than three miles away. He said the effective service range of a tower was one and a half miles. He said boaters and other visitors of Clinton Lake would be able to have cellular service with the new tower.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner von Achen asked the applicant what the setback was between the tower and Rex and Shirley Johnson's home.

Mr. Johnson said the setback was far enough away from the home itself. He stated the setback from other outbuildings may be less than the height of the tower. He said according to the rules the height of the tower had to be less than the distance from the property line. He said the Johnson's were aware of where the tower would be located.

Commissioner von Achen said some of the concerns that Mr. Dan Hodges wrote about in his letter to the Planning Commission were answered in the staff report. She asked the applicant to respond to the concerns he expressed about surveyor stakes being on his property.

Mr. Johnson said he could not find out anything about that. He said if the stakes were placed by his representatives that they would do everything they could to remove them. He stated he did not know the origination of the stakes.

Commissioner Britton said one of the conditions was the removal of the tower if not used for three years. He asked if Horvath Communications would be responsible for the removal.

Mr. Johnson said yes and that he was agreeable to both conditions in the staff report.

**ACTION TAKEN**

Motioned by Commissioner Kelly, seconded by Commissioner Denney, to approve the Conditional Use Permit, CUP-15-00550, for a communication tower located at 1211 E 600 Rd and forwarding it to the Board of County Commission for a recommendation of approval subject to the following conditions:

1. Provision of a note on the face of the site plan sheet T-1 stating: "The owner at the owner's expense shall remove any tower that is not in use for a period of three years or more." And

2. Provision of a note on the face of the site plan stating: "There shall be a sign placed on the exterior of the fence noting the name and telephone number of the tower owner/operator."

Commissioner Britton said he would vote in favor of the motion. He said Planning Commission approves these types of things because they are needed for the community but it did give him some heartburn for the neighbors next door. He stated Mr. Dan Hodges letter had some good points, one of which was concerns regarding health effects. He said per Federal Statute Planning Commission was not allowed to take health issues into consideration. He said he had dissatisfaction with that and wished they could roll that into their analysis.

Commissioner Struckhoff said he would support the motion and suggested they take up design standards on cell tower aesthetics in the future.

Commissioner von Achen said she would support the motion but she had the same reservations as Commissioner Britton. She said in this particular case having better communications near Clinton Lake may be a safety issue.

Commissioner Liese said there was a misconception that VHF radios were an appropriate way to signal problems on the lake. He said in this part of the country there was no body, such as law enforcement, that monitored radios. He said the safest solution to a problem on the water was to dial 911.

Unanimously approved 8-0.

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**ITEM NO. 2 SPECIAL USE PERMIT FOR PRECIOUS ONE'S LEARNING CENTER; 1100 KASOLD DR (KES)**

**SUP-14-00488:** Consider a Special Use Permit for Precious One's Learning Center, located at 1100 Kasold Dr. The proposal includes four pre-school classrooms accommodating approximately 50 children on weekdays. Submitted by Precious One's Learning Center, for Christ Community Church, property owner of record.

**STAFF PRESENTATION**

Ms. Katherine Simmons presented the item.

**APPLICANT PRESENTATION**

Mr. Jeff Barclay, Lead Pastor for Christ Community Church, said he agreed with the staff report. He said it was the church's desire to be good neighbors. He said he went and visited with the woman who sent a letter of concern, Ms. Marcia Carney. He said another letter received from Chuck and Sara Holley indicated concern about water runoff. He stated there would be no new construction at the site so water runoff was not an issue.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Kelly inquired about resurfacing of the parking lot.

Mr. Barclay said that had nothing to do with this application and that it had been scheduled previously.

Commissioner Britton inquired about mechanisms for enforcing the change of operator.

Mr. McCullough said it was a way to ensure the new owner was cognizant of the conditions with fire inspections and a way to track ownership in case there were issues. He said it was incumbent upon the operator to advise of any change in operator.

**ACTION TAKEN**

Motioned by Commissioner von Achen, seconded by Commissioner Britton, to approve a weekday three hour Preschool/Daycare Center inside the Christ Community Church located at 1100 Kasold Dr. and forwarding the request to the City Commission with a recommendation of approval, subject to the following conditions to be completed prior to the release of the site plan for issuance of occupancy or building permits:

1. Provisions of a revised site plan with the following changes:
  - a. Additional use, number of students and hours of operation identified.
  - b. Identify area/location of outdoor play.
  - c. A note indicating that City review is required if there is a change in the preschool/daycare operator.

Commissioner Kelly said he would vote in favor of the motion. He thanked the applicant for reaching out to neighbors.

Unanimously approved 8-0.

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**ITEM NO. 3A RS7, RM12, PUD TO RM24; 51.85 ACRES; 1800, 1809, & 2021 CROSSGATE DR (SLD)**

**Z-14-00552:** Consider a request to rezone approximately 51.85 acres from RS7 (Single-Dwelling Residential) District, RM12 (Multi-Dwelling Residential) District, and PUD [Alvamar] (Planned Unit Development) District to RM24 (Multi-Dwelling Residential) District including property located at 1800, 1809, and 2021 Crossgate Dr. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.

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

~~**ITEM NO. 3B PUD TO RS7; 5.18 ACRES; N SIDE OF QUAIL CREEK DR (SLD)**~~

~~**Z-14-00553:** Consider a request to rezone approximately 5.18 acres from PUD [Alvamar] (Planned Unit Development) District to RS7 (Single-Dwelling Residential) District located along the north side of Quail Creek Drive. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.~~

**ITEM NO. 3C PRELIMINARY PLAT FOR ALVAMAR INC ONE ADDITION; 1800, 1809, & 2021 CROSSGATE DR (SLD)**

**PP-14-00554:** Consider a Preliminary Plat for Alvamar Inc One Addition, a six lot subdivision containing 51.85 acres, including property located at 1800, 1809, and 2021 Crossgate Dr. The proposed subdivision is proposed to support future residential and recreational uses. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.

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

~~**ITEM NO. 3D PRELIMINARY PLAT FOR ALVAMAR INC TWO ADDITION; N SIDE OF QUAIL CREEK DR (SLD)**~~

~~**PP-14-00555:** Consider a Preliminary Plat for Alvamar Inc Two Addition, a one lot subdivision containing 5.18 acres with frontage on the north side of Quail Creek Drive. The subdivision is proposed to support future low-density residential development. Submitted by Paul Werner Architects on behalf of Alvamar Inc, property owner of record.~~

**STAFF PRESENTATION**

Ms. Sandra Day presented Items 3A and 3C together.

*Items 3B and 3D were deferred prior to the meeting.*

**APPLICANT PRESENTATION**

Mr. Paul Werner, Paul Werner Architects, said he was disappointed in the staff recommendation of deferral. He stated this plan was the best way to save Alvamar as a viable operation. He said everyone who lived on a golf hole would still live on a golf hole. He said some residents views could change and that traffic could increase. He said golf courses in general were increasingly closing. He said in 2013 more golf courses were closed than opened. He said in 1990 there were 5,200 member owned clubs in the United States but that in 2010 that number was down to 4,200. He said it was estimated that another 1,500 clubs would be lost by the year 2020. He showed a schematic plan on the overhead. He said the hope was for a new club house, a new banquet facility, new pools, rebuilding the 9<sup>th</sup> and 15<sup>th</sup> green on the public side, moving the putting practice area, and a feature pond around the 18<sup>th</sup> green. He stated the plan was to use the pond to irrigate the course on both

sides. He said the proposed layout was for 612 residential units. He said they were not trying to maximize the monster number in the existing PUD. He said the 1993 version allowed for 2,153 units. He said there were currently 644 units, which left over 1,500 units available in the existing PUD to be built. He said he held three public meetings. He stated 763 mailings went out for notice of this meeting. He felt that there was more concern from staff about concern from the neighborhood. He said there was not a line out the door protesting the project. He stated this plan was about saving Alvamar. He said the traffic study was approved. He said he liked the plan of traffic calming on Crossgate. He said the stormwater study was approved. He felt the best mechanism for providing draining easements was by a separate instrument. He said the proposed new street, south of Bob Billings just south of the last house on Crossgate, would provide neighbors some protection and eliminate all of the traffic going through their neighborhood. He said it would be expensive but the developer would be responsible for building the public street from Bob Billings to connect to the private part of Crossgate Drive. He said the homeowners association would deal with their Crossgate however they wanted to improve it. He said he would like the City to be involved with improvements on Bob Billings Pkwy. He said it provided an excellent answer to some of the issues that neighbors were concerned about. He said he was disappointed that staff was recommending a PD Overlay for the rezoning because it was not the route they wanted to go. He said PD's could directly affect more people. He suggested a condition be on the plat that no more than 612 units built on the property and that any site plan be subject to a public hearing by the City Commission. He said eliminating the number may eliminate the need to defer or a PD Overlay. He said the Preliminary Plat could be conditioned instead of deferred.

#### **PUBLIC HEARING**

Mr. Paul Davis, attorney on behalf of Woodfield Meadows Condo Homeowner Association and Woodfield Meadows West Homeowner Association. He said the residents were not opposed to the project and wanted to see Alvamar continue. He said neighbors have been engaged in dialogue with the developers. He said neighbors were concerned with the existing Crossgate Drive. He said the street was unique because the north area was a private road. He said homeowners have had difficulty with traffic. He said a number of residents back out of their drive to the street. He said he talked to the developer about alternatives and the developer has tried to address some of the concerns. He said conceptually the homeowners supported because it would alleviate the concerns about significant increase in traffic. He said they were continuing discussions with the developer and intended to tie up some issues. He stated they needed a little bit more time to get it ironed out but that they believed they could reach an agreement. He said they support the new road that Mr. Werner mentioned.

Mr. Douglas Lawrence, 2106 Greenbriar, expressed concern regarding traffic on Greenbriar Drive being increased by any calming created on Crossgate Drive. He supported saving Alvamar.

Mr. George Wheeler, 3421 Tam O'Shanter Dr, concerned about Alvamar Two Addition and any impact that it may have on the view out his window. He felt this could be alleviated by planting of trees. He felt calming devices could help with increased traffic. He expressed concerns about traffic safety due to his neighborhood not having street lights. He said he would like more details about housing density.

Mr. Steve Koger, 2004 Crossgate Dr, expressed concern about structure height of housing built along the fairway number 9. He said he would prefer unobstructed views. He said he was generally supportive of the project but that a PUD seemed to provide a little more detail.

Mr. Greg Gardner, 1516 Alvamar Dr, said he was happy that a local person bought the golf course because it would mean greater success in the long term. He expressed concern about traffic on Crossgate Dr. He said he was happy to see an irrigation pond as part of the project.

Mr. Brian Sloop, 2105 Greenbriar Dr, said he was excited about the potential saving of Alvamar but expressed concern about the history of Mr. Fritzel not being very good. He felt there had been broken promises from Mr. Fritzel with other projects, such as Varsity House and Rock Chalk, and that he needed a tight leash to know exactly what would be going on. He expressed concern about parking for events as well as increased traffic. He felt that deferral of the project was a great idea.

Ms. Donna Geisler, 1800 Inverness Dr, expressed concern about the addition of 332 apartments devaluing homes in Alvamar. She also expressed concern about increased traffic. She said she was not against building as long as the units were appropriate for the neighborhood. She did not feel there was a need for more apartments in Lawrence.

Mr. Bob Johnson, spoke on behalf of Alvamar Inc, affirmed the comments that Mr. Paul Davis made. He said Alvamar was a privately held corporation and had spent an enormous amount of money to provide the resources of Alvamar to keep it going. He said Alvamar could not continue as it exists today. He said those people who live on the golf course live there because they want to live on a golf course. He said the current zoning could potentially allow for 1,500 units. He felt rezoning to reduce that number should be a good thing. He said the people who eventually own Alvamar need to be people who are committed to the community of Lawrence. He said there was nothing the board could do that would be in the best interest of Alvamar, community, developer, KU, etc, than what they were doing.

#### **APPLICANT CLOSING COMMENT**

Mr. Werner responded to questions raised during the public hearing. He said they were making progress with Mr. Paul Davis regarding the neighborhood concerns about traffic. He said they were committed to transitioning to lower density to the north and south along Crossgate. He said they were committed to keeping the density in the center of Alvamar. He stated Hutton Farms and Tuckaway Apartments were good examples of Mr. Fritzel's work. He said only 7 people spoke when 763 letters went out. He loved the idea of conditioning the number of units to 612 and making the site plan be a public hearing at City Commission.

#### **COMMISSION DISCUSSION**

Commissioner Liese said it was implied that the number of people who spoke was how important the project was. He said Planning Commission appreciated a small number of people working with the community and making clear statements versus 100 people saying the same thing. He asked staff to respond to some of the technical matters that were raised.

Mr. McCullough said staff had not voiced opposition to the development of Alvamar. He said staff found that the project lacked sufficient details to assess the impacts of RM24 zoning. He said there was a wide range of development potential in the RM24 District with structure type, height, buffering, and compatibility. He stated Alvamar was a unique area with different structure types and staff wanted to be sure that it was all working together in one comprehensive well thought out plan. He said staff was recommending deferral of the rezoning request and direct the applicant to apply a Planned Development Overlay. He said staff also recommended deferral of the Preliminary Plat to vet some of the issues.

Commissioner Josserand asked about the proposed road relocation.



Mr. Werner said the same traffic would be moved to the west.

Commissioner Josserand asked if the City Traffic Engineer included calculations for estimates of increased traffic with the completed intersection.

Mr. Werner said he included comments about it but it was still unclear how that would be affected by this far east.

Mr. McCullough said staff was struggling with the actual projections.

Ms. Day said Public Works staff acknowledged that there would need to be a traffic study. The improvements need to be done and then a period of time for traffic to normalize. She said any study work would need to be one to two years after all the improvements were complete.

Mr. Werner felt it was a phenomenal answer.

Commissioner Josserand thanked the audience for attending and those that wrote letters.

Commissioner Kelly asked the applicant about the Golden Factors and what hardship would be imposed on the land owner with a deferral.

Mr. Werner said he agreed that the Preliminary Plat needed to be deferred. He said a 60 acre development plan would be a lot of work not knowing anything and would not solve Alvamar's problem. He said to create that plan would take about four months to get back to Planning Commission. He said if the need was to have a public hearing and keep people involved there was a better way to do that.

Commissioner Kelly asked if Mr. Werner would prefer it to be approved with conditions.

Mr. Werner said yes and cap the density and have a public hearing at the City Commission level. He said that would allow him assurance to keep moving forward versus doing a 60 acre development plan.

Commissioner Kelly asked if there was a way to do a smaller version of the overlay district.

Mr. McCullough said if he was searching for alternatives to the PD Overlay District so that the applicant could move forward without the cost and time of developing the Preliminary Development Plans then he would at the very least suggest giving staff a month to work with the applicant to get a framework of conditions so that the public could comment on those. He said that would be an alternative to the time and cost of adding a PD Overlay. He said this was not just residential uses.

Commissioner Kelly asked Mr. Werner to respond.

Mr. Werner said all of the non-residential stuff was already in Alvamar. He said he did not know that conditions would solve problems. He felt all it would do would delay the plan for a month.

Commissioner Kelly asked if recreational uses required a Special Use Permit.

Mr. McCullough said they were permitted uses in the zoning district.

Commissioner Denney asked if staff's recommendation for deferral was just for Alvamar One.

Mr. McCullough said that was correct. He said the PD Overlay for the other plat was for a single-family subdivision.

Commissioner Denney asked if the items were deferred would they be grouped back together or moved forward separately.

Mr. McCullough said they could run separate tracks.

Commissioner Denney asked if they could approve the zoning with conditions and then defer the plat.

Mr. McCullough said that was correct.

Ms. Day said the 612 units they were talking about were in the RM24 zoning. She said there was no unit count associated with the RS7 zoning which was why it was deferred.

Commissioner Josserand said he understood the hardship imposed by creating a more detailed PD Overlay District but this was a huge project. He wanted a project that the community agreed with.

Commissioner Britton agreed with Commissioner Josserand. He said staff doesn't often recommend deferral so he put a lot of stock in that. He said it sounded like more work needed to be done. He said there was no question that this ought to be deferred but he was unsure of what direction to give to the applicant and staff. He felt there was no reason they shouldn't take the time to do this right. He said he would lean toward a PD Overlay versus conditional zoning.

Commissioner Struckhoff echoed Commissioner Britton's comments about feeling positive about this project. He said he would like to see this succeed and that the details were important. He said the concerns expressed were mostly site plan related issues.

Commissioner von Achen said it seemed like there were three entities/stakeholders that they were looking out for; Alvamar, Alvamar residents, and the community at large. She said it was a complex project with some loose ends so her strong recommendation would be for deferral. She said she would prefer a PD Overlay.

Commissioner Britton asked if conditional zoning was an effective avenue.

Mr. McCullough said some of the types of things at play with this one were process, the site plan going to City Commission, the maximum number of units, the maximum height, and more detail for transitioning. He said either option would give staff the ability to look at the traffic on all the different streets and if staff agrees with the improvements.

Commissioner Liese asked the applicant what he would have to do to make the turnaround time shorter.

Mr. Werner said one month with conditions on a schematic plan and taking it to City Commission would solve it.

Commissioner Liese asked the applicant if he was left with the choice of only doing a PD Overlay what would enable him to do it in less than 4 months.

Mr. Werner said he could not site plan this in two weeks so July would probably be the soonest.

Mr. McCullough said the applicant would need to time to develop the plans and staff would need time to review the plans. He said the outcome from both options would be the same timeline. He said there were two ways to get at this but in any event it demanded a hard public look at what the actual project was.

Mr. Werner said conditions could be put over all the schematic design and then identify which lots would be site planned.

Commissioner Liese asked the public members present for their thoughts.

Commissioner Josserand said a site plan would have to be done at some point, now or later, and that this is really about process. He said the PD Overlay was designed to keep people involved. He said he was not supportive of rushing a project that had moving parts.

Commissioner Liese asked Mr. Paul Davis to respond to their discussion.

Mr. Paul Davis said he was not sure he had a dog to fight in the discussion. He said there was a significant problem with the existing road. He said he could not render an opinion to either option they were discussing.

Mr. Brian Sloop said the new road was just proposed tonight. He said he agreed with saving Alvamar. He wondered how Alvamar would be saved in the long run and if the money that the developer made would go back into Alvamar. He wondered about the total development expenditure that this would contribute to the community.

Mr. Werner said the goal was to increase the number of activities in the area and people living and using the facility. He said all of that would feed into the facilities.

Commissioner Josserand said even though Alvamar was privately owned he considered it to be a public good. He asked if the developer anticipated the project requiring economic development incentives.

Mr. Werner said no. He said they would not be requesting TIFFs. He felt it was fair for the City to deal with Bob Billings in whatever way they could.

Commissioner Liese said they could start with conditional zoning and then move to a PD Overlay if needed.

Mr. Bob Johnson said the current shareholders of Alvamar had no interest and little ability to create the blue spots shown on the conceptual plan. He stated the infill development of the project done by the developer would create the wherewithal to potentially save recreation operations as much as a quarter million dollars a year.

Commissioner Denney asked staff if they had enough information to work with if the item was deferred.

Mr. McCullough said yes.

**ACTION TAKEN on Items 3A & 3C**

Motioned by Commissioner Liese, seconded by Commissioner Kelly, to defer both Items 3A and 3C with direction to staff to work with the developer and community to put conditions on the rezoning with the option to also put together a Preliminary Plat.

Commissioner Britton asked if staff remembered why former Planning Commissioners Finkeldei and Hird didn't like conditional zoning.

Commissioner Kelly said he would vote in favor of the motion. He explained PD Overlays to the audience and read the definition.

Commissioner Josserand said he would reluctantly support the motion but his biggest issue was to know how the proposed conditions would be communicated to the residents and business owners in the area and their reaction to them.

Commissioner Struckhoff said he would support the motion and felt it got them closer to where they wanted to be.

Commissioner Denney said he would support the motion and that it did not close off options. He said if they could not find acceptable conditions to the public they would be starting over next month where they are right now.

Commissioner von Achen asked what more would the PD Overlay provide that the conditional zoning did not in terms of protecting existing homeowners and Alvamar.

Ms. Day said the PD Overlay would more clearly define the actual setbacks, specific placement of buildings, parking and access, and building articulation.

Commissioner von Achen was concerned that in an effort to speed this along to accommodate the developer they may not be giving the oversight to this gigantic project that it deserved. She said she would vote in opposition because she felt the PD Overlay allowed for the most control over the project.

Commissioner Britton said he could go either way with PD Overlay or conditional zoning. He said he thought he would vote in opposition of the motion because he trusted staff's opinion and put a lot of weight in it.

Commissioner Graham said she did not have any reservations about deferral. She said there were still a lot of questions regarding specifics. She said the new road was new information and the community and developer needed more time to work together. She said she would vote against the motion and would prefer a PD Overlay.

Commissioner Josserand said Commissioners Britton and von Achen were persuasive and he would vote against the motion.

Motion failed 4-4, with Commissioners Britton, Graham, Josserand, and von Achen voting against the motion. Commissioners Denney, Kelly, Liese, and Struckhoff voted in favor of the motion.

### **ACTION TAKEN on Item 3A**

Motioned by Commissioner Liese, seconded by Commissioner Graham, to defer with direction to have the applicant apply a PD Overlay to the rezoning request.

Motion carried 6-2, with Commissioners Kelly and Struckhoff voting against the motion.

**ACTION TAKEN on Item 3C**

Motioned by Commissioner Liese, seconded by Commissioner Graham, to defer the Preliminary Plat.

Motion carried 8-0.

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**ITEM NO. 4 TEXT AMENDMENT FOR INCUBATOR SPACE (SLD)**

**TA-14-00535:** Consider a Text Amendment to the City of Lawrence Land Development Code to add a *Use* that provides incubator space for business/entrepreneurial collaboration and prototyping. Staff will provide a memo for the commission consideration regarding options and articles within the Development Code that would need to be amended. *Initiated by Planning Commission on 11/17/14.*

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

**PUBLIC HEARING**

Mr. Greg Thompson said he was enthusiastic about the topic and supported the text amendment.

**COMMISSION DISCUSSION**

Commissioner von Achen asked if Limited Maker Spaces were allowed in most districts.

Ms. Day said with the Limited it would be a permitted use in all of the non-residential zoning districts except for OS and H. She said the Intensive Maker Spaces would be a Special Use Permitted in the Commercial districts and permitted by right in Industrial districts.

Commissioner von Achen inquired about retail being a part of it.

Ms. Day said retail should always be a minimal part of the piece so it would be evaluated with the site plan.

**ACTION TAKEN**

Motioned by Commissioner Struckhoff, seconded by Commissioner Britton, to approve the proposed amendment, TA-14-00535, to establish a use that provides space for business/entrepreneurial collaboration and prototyping or similar businesses and amending Sections 20-402, 20-403, an Section 20-902, and Article 17 of the Land Development Code and that the Planning Commission forward a recommendation for approval to the City Commission.

Unanimously approved 8-0.

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**ITEM NO. 5 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.*

**STAFF PRESENTATION**

Ms. Sheila Stogsdill presented the item.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Josserand said the issue of duplex parking in the Oread Neighborhood was an important issue which he felt should be included in their future discussions.

*Planning Commission will continue discussion at their April Mid-Month meeting.*

**NO ACTION TAKEN**

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**MISCELLANEOUS NEW OR OLD BUSINESS**

Consideration of any other business to come before the Commission.

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**ADJOURN 10:09pm**

*Complete audio from the meeting can be found online:*

<http://www.lawrenceks.org/boards/planning-commission/agendas>