



**LAWRENCE-DOUGLAS COUNTY METROPOLITAN PLANNING COMMISSION
CITY HALL, 6 EAST 6TH STREET, CITY COMMISSION MEETING ROOM
AGENDA FOR PUBLIC & NON-PUBLIC HEARING ITEMS
JULY 20, 2009 6:30 - 10:30 PM
JULY 22, 2009 6:30 - 10:30 PM**

GENERAL BUSINESS:

PLANNING COMMISSION MINUTES

Receive and amend or approve the minutes from the Planning Commission meeting of June 22 & 24, 2009.

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 to the City Engineer.
- d) Disclosure of ex parte communications.
- e) Declaration of abstentions from specific agenda items by commissioners.

**REGULAR AGENDA (JULY 20, 2009) MEETING:
PUBLIC HEARING ITEMS:**

**ITEM NO. 1 SPECIAL USE PERMIT FOR A BED & BREAKFAST; 603 TENNESSEE ST
(LBZ)**

SUP-4-3-09: Consider a Special Use Permit for an Adaptive Reuse of Designated Historic Property located at 603 Tennessee Street for a Bed & Breakfast. Submitted by Rainbow Works LLC, property owner of record.

NON-PUBLIC HEARING ITEM:

**ITEM NO. 2A PRELIMINARY PLAT FOR ORSCHELN ADDITION; 1541 E 23RD ST & 1223
E 23RD ST (SLD)**

PP-5-2-09: Consider a 1 lot, 3.083 acre Preliminary Plat for Orscheln Addition located at 1541 E 23rd Street and 1223 E 23rd Street Submitted by Peridian Group Inc, for Orscheln Farm & Home LLC, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 2B CS & RS10 TO CS; .981 ACRES; 1223 E 23RD ST (SLD)

Z-5-10-09: Consider a request to rezone approximately .981 acres, located at 1223 E 23rd Street, from CS (Commercial Strip) & RS10 (Single-Dwelling Residential) to CS (Commercial Strip) for Orscheln Farm & Home. Submitted by Peridian Group Inc, for Orscheln Farm & Home LLC, property owner of record.

ITEM NO. 3 RS10 TO CS; .735 ACRES; 1547 E 23RD ST (SLD)

Z-5-7-09: Consider a request to rezone approximately .735 acres, located at 1547 East 23rd Street, from RS10 (Residential/Commercial) to CS (Commercial Strip). Submitted by Susan Hitz, for Melrose Properties, property owner of record.

ITEM NO. 4 SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW; 1520 WAKARUSA DR (SLD)

SUP-5-7-09: Consider a Special Use Permit for the addition of a drive-thru window for an eating and drinking establishment in the CN-2 Zoning District Wakarusa Market Place, located at 1520 Wakarusa Dr Ste A-B. Submitted by Peridian Group Inc, for Block & Company Inc Realtors, property owner of record.

ITEM NO. 5 H2020 PRESENTATION (DDW)

H2020 Presentation and Planning Commission workshop report.

ITEM NO. 6 PLANNING COMMISSION WORKSHOP REPORT (MJL)

MISCELLANEOUS NEW OR OLD BUSINESS

Consideration of any other business to come before the Commission.

Recess until 6:30 P.M. on July 22, 2009.

BEGIN PUBLIC HEARING (JULY 22, 2009):

COMMUNICATIONS

- a) Receive written communications from staff, Planning Commissioners, or other commissioners.
- b) Disclosure of ex parte communications.
- c) Declaration of abstentions from specific agenda items by commissioners.

PUBLIC HEARING ON VARIANCE:

ITEM NO. 7 PRELIMINARY PLAT FOR FIFTH STREET BLUFF SUBDIVISION (MKM)

PP-04-01-08: Consider the Preliminary Plat and variances related to dedication of rights-of-way and frontage for Fifth Street Bluff Subdivision, 0.29-acre subdivision consisting of one lot, located at 427 Country Club Court (W. 5th St east of Iowa St.). Submitted by JMC Construction, Inc., property owner of record. *City Commission referred back to the Planning Commission on 6/23/09 for consideration of variances to dedication and frontage requirements.*

NON-PUBLIC HEARING ITEMS:

ITEM NO. 8A ANNEXATION FOR PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

A-5-1-09: Consider annexing approximately 4 acres for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc. for the City of Lawrence, property owner of record.

ITEM NO. 8B PRELIMINARY PLAT FOR PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

PP-5-1-09: Consider a Preliminary Plat and variance from required street frontage for Pump Station 25, a one-lot subdivision, approximately 4 acres, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc. for the City of Lawrence, property owner of record.

RESUME PUBLIC HEARING:

ITEM NO. 8C COUNTY I-4 TO OS; PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

Z-5-9-09: Consider rezoning approximately 4 acres from County I-4 (Heavy Industrial) to OS (Open Space) for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

ITEM NO. 8D OS TO OS-FP; PUMP STATION 25; NORTH OF 3800 GREENWAY CIR (MKM)

Z-5-8-09: Consider rezoning approximately 4 acres from OS (Open Space) to OS-FP (Open Space with Floodplain Overlay) for Pump Station 25, located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

ITEM NO. 8E SPECIAL USE PERMIT FOR PUMP STATION 25 (MKM)

SUP-5-6-09: Special Use Permit for Pump Station 25, a minor utility serving more than one development. Located in the NW ¼ of S3-T13S-R20E, generally located north of 3800 Greenway Circle. Submitted by BG Consultants, Inc for the City of Lawrence, property owner of record.

ITEM NO. 9 AMENDMENTS TO DEVELOPMENT CODE; ENVIRONMENTALLY SENSITIVE AREAS (MKM)

TA-12-27-07: Receive update on Text Amendment for revisions to multiple sections of the City Development Code to revise the Protection Standards for Environmentally Sensitive Areas and to provide more precise definitions. TA-12-27-07 with revisions to Sections 20-1101, 20-1109 & 20-1701 (PC Item 18; approved 7-1-1 on 7/23/08). TA-12-27-07 with revisions to Sections 20-701 and 20-702 to maintain consistency throughout the Code. (PC Item 9; approved 7-0 on 9/24/08) *City Commission sent back to Planning Commission on 2/10/09. Deferred by Planning Commission on 5/18/09.*

ITEM NO. 10 AMENDMENTS TO DEVELOPMENT CODE; PARKING STANDARDS (SMS)

TA-4-4-09: Consider Text Amendments to various sections of Chapter 20 of the Development Code to address implementation issues regarding Parking Standards.

Consideration of any other business to come before the Commission.

PUBLIC COMMENT SECTION

CALENDAR

August 2009						
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					

June 2009						
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				

July 2009						
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:** (6/10, 7/8, 8/12)
- TAC Meeting:** (Generally 1st Tuesday of each month, 1:30pm–2:30pm)
- CPC Meeting:** (Generally 1st & 3rd Wednesday of each month, 4:00pm)
- RZC meeting:** (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)

ADJOURN