



**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  
MAY 18, 2009 6:30 - 10:30 PM  
MAY 20, 2009 6:30 - 10:30 PM**

**GENERAL BUSINESS:**

**PLANNING COMMISSION MINUTES**

Receive and amend or approve the minutes from the Planning Commission meeting of April 20 & 22, 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 (MAY 18, 2009) MEETING:  
NON-PUBLIC HEARING ITEMS:**

**ITEM NO. 1 PRELIMINARY PLAT; FIFTH STREET BLUFF SUBDIVISION; .29 ACRES;  
427 COUNTRY CLUB CT (MKM)**

**PP-04-01-08:** Consider the Preliminary Plat for Fifth Street Bluff Subdivision, a 0.29 acre subdivision consisting of one lot, located at 427 Country Club Court. Submitted by JMC Construction, Inc., property owner of record.

**PUBLIC HEARING FOR WAIVER REQUEST ONLY:**

**ITEM NO. 2 FINAL DEVELOPMENT PLAN; BAUER FARM; 16.44 ACRES; NW CORNER  
FOLKS RD & 6<sup>TH</sup> ST (MKM)**

**FDP-1-2-09:** Consider the Final Development Plan for Bauer Farm-Residential Phase 2, a 16.44 acre mixed residential development with 221 dwelling units, located at the NW Corner of Folks Road & 6<sup>th</sup> Street and waiver from Section 20-1006 of the pre-2006 Zoning Regulations to permit lots which have access only on alleys. Submitted by Treanor Architects, for Bauer Farm Residential, LLC, property owner of record.

## **PUBLIC HEARING ITEMS:**

### **ITEM NO. 3      AMENDMENTS TO DEVELOPMENT CODE; ENVIRONMENTALLY SENSITIVE AREAS (MKM)**

**TA-12-27-07:** Consider 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.*

### **ITEM NO. 4      CPA-3-2-09; AMENDMENT TO HORIZON 2020, CHAPTERS 4 & 6 (DDW)**

**CPA-3-2-09:** Comprehensive Plan Amendment for revisions to Horizon 2020 Chapter Four – Growth Management and Chapter 6 – Commercial Land Use to expand the possible locations of conference, recreation, or tourism facility uses in the rural area of Douglas County. Initiated by the Planning Commission on April 20, 2009. Requested by Rockwall Farms, LC.

### **ITEM NO. 5      A TO B-2; 58.99 ACRES; N 1800 RD & E 700 RD (MKM)**

**Z-11-19-08:** Consider a request to rezone 58.99 acres located northeast of the intersection of N 1800 Road & E 700 Road, S of Lecompton from A (Agricultural) to B-2 (General Business District). Submitted by Paul Werner Architects, for Rockwall Farms L.C., property owner of record. *Joint meeting with Lecompton Planning Commission.* Deferred from the March 2009 Planning Commission meeting.

## **MISCELLANEOUS NEW OR OLD BUSINESS**

**MISC NO. 1**      Letter from Candice Davis on behalf of Oread Neighborhood Association.

Consideration of any other business to come before the Commission.

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**Recess until 6:30 P.M. on May 20, 2009.**

## BEGIN PUBLIC HEARING (MAY 20, 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.

### NON-PUBLIC HEARING ITEM:

#### ITEM NO. 6 FARMLAND ANNEXATION PLAN (JJM)

Farmland Industries annexation compatibility determination – Determination of the compatibility of the City's proposed K.S.A. 12-521 annexation with the Comprehensive Plan, Horizon 2020, or other adopted land use plans, applicable to the area proposed to be annexed.

### PUBLIC HEARING ITEMS:

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

#### ~~ITEM NO. 7 2010-2015 CAPITAL IMPROVEMENT PLAN (CASEY TOOMAY)~~

~~Approve projects to be included in the 2010-2015 Capital Improvement Plan (CIP) for the City of Lawrence.~~

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

#### ~~ITEM NO. 8A 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.~~

#### ITEM NO. 8B AMENDMENTS TO DEVELOPMENT CODE; PARKING LOT LANDSCAPING REQUIREMENTS (SMS)

TA-5-5-09: Consider Text Amendments to various sections of Chapter 20 of the Development Code to address implementation issues regarding Parking Lot Landscaping Requirements.

#### ITEM NO. 8C AMENDMENTS TO DEVELOPMENT CODE; PLAN APPROVALS/EXTENSIONS (SMS)

TA-5-6-09: Consider Text Amendments to various sections of Chapter 20 of the Development Code to address implementation issues regarding Plan Approvals/Extensions.

#### ITEM NO. 8D AMENDMENTS TO DEVELOPMENT CODE; SITE PLAN NOTICE PROVISIONS (SMS)

TA-5-7-09: Consider Text Amendments to various sections of Chapter 20 of the Development Code to address implementation issues regarding Site Plan Notice provisions.

#### ITEM NO. 9 2008 PLANNING & DEVELOPMENT SERVICES ANNUAL REPORT (SDM)

Presentation of 2008 Planning & Development Services annual report.

#### ITEM NO. 10 DISCUSS TEXT AMENDMENTS FOR INITIATION (SDM)

Discuss and prioritize a list of text amendments compiled by staff for eventual initiation by the Planning Commission.

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

**ITEM NO. 11 — ~~AMENDMENTS TO DEVELOPMENT CODE; CHICKENS & DUCKS (SDM)~~**

~~**TA 4-3-09:** Consider Text Amendment to various sections of the Development Code to establish the keeping of chickens and ducks within the City consistent with the provisions of Chapter III of the City Code.~~

Consideration of any other business to come before the Commission.

**PUBLIC COMMENT SECTION**

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**CALENDAR**

April 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		

May 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				

- PCCM Meeting:** (4/8, 5/13, 6/10)
- TAC Meeting:** (Generally 1<sup>st</sup> Tuesday of each month, 1:30pm–2:30pm)
- CPC Meeting:** (Generally 1<sup>st</sup> & 3<sup>rd</sup> Wednesday of each month, 4:00pm)
- RZC meeting:** (Generally every 2 weeks on Thursdays, 3:30pm–5:00pm)

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**ADJOURN**