



March 5, 2013

MS-13-00026: Landon Court, a minor subdivision/replat of Lots 13-37 and part of tract A and part of tract B in Block 1, Westwood Hills Subdivision. Submitted by Dean Grob for Wedman Construction, Inc., property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Landon Court, subject to the following condition:

1. Provision of a mylar and recording fees for this minor subdivision.

KEY POINTS

- This request is for the consolidation and modification of lot lines to reduce the existing platted area from 25 lots to 20 lots along both sides of Landon Court.
- The property is being reconfigured to provide larger lots.
- This portion of the original subdivision is undeveloped.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.
- Section 20-811 (C) requires sidewalks on both sides of a street.

ASSOCIATED CASES

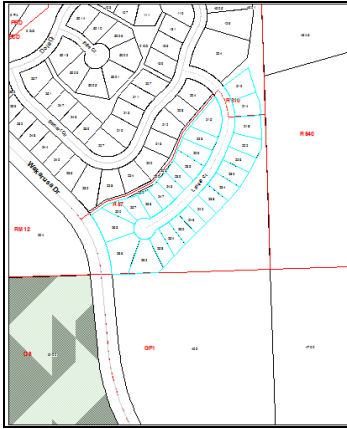
- Westwood Hills Subdivision; original subdivision plat for subject area.

OTHER ACTION REQUIRED

- Planning Commission approved a variance for sidewalk construction on only one side of the street on February 25, 2013.
- City Commission acceptance of and vacation of utility/pedestrian easements.
- Submittal of signed mylar copy and recording fees for recording of Minor Subdivision at the Register of Deeds.
- An executed Master Street Tree Plan shall be provided to the Planning Office for recording with the Minor Subdivision.
- The applicant shall provide certification that all taxes that are due and payable have been paid prior to the recording of the plat.

GENERAL INFORMATION

Current Zoning and Land Use:	RS7 and RS10 (Single-Dwelling Residential) Districts; undeveloped land.
Surrounding Zoning and Land Use:	RS10 (Single-Dwelling Residential) District to the north; developing subdivision with existing homes along Earhart Circle.



RS40 (Single-Dwelling Residential) District to the east; developing large lot subdivision with tracts adjacent to proposed subdivision.

GPI (General Public and Institutional) District to the south; USD 497 athletic fields and open space.

OS (Open Space) District to the southwest; future park, undeveloped.

RM12 (Multi-Dwelling Residential) District to the west. Developing multi-dwelling residential complex.

SITE SUMMARY

Area	11.01 acres
Number of Existing Lots	25
Number of Proposed Lots:	20
Minimum Lot Size	10,756 SF
Maximum Lot Size	21,184 SF

STAFF REVIEW

The Westwood Hills Subdivision was originally approved in the early 2000’s. A significant portion of the subdivision has been developed with public improvements, including Earhart Circle, Dole Drive and Inge Court.

This property is located northeast of Wakarusa Drive within the Westwood Hills subdivision area. Landon Court intersects with Earhart Circle and terminates in a cul-de-sac. Landon Court was not constructed with earlier phases of the Westwood Hills Subdivision. Public improvements are required for the development of these lots. The current lot configuration includes 25 lots located on both sides of the future street, Landon Court. This minor subdivision modifies the interior lot lines and portions of the platted Tracts A and B to create fewer but larger lots along Landon Court. Modifications to the existing easements are also proposed with this minor subdivision.

RIGHT-OF-WAY

Landon Court is a local street platted with the original subdivision. The street alignment will not be altered with this minor subdivision. No additional right-of-way dedication is required for Landon Court.

PEDESTRIAN ACCESS

At the time the subdivision was approved and initially developed, sidewalks were only required to be provided on one side of a local street. This subdivision has been developing with a public sidewalk along only one side of the streets. The proposed Minor Subdivision reduces the total number of lots and seeks to continue the development pattern of this area. The Planning Commission approved the variance request on February 25, 2013, from Section 20-811(c) to require the construction of sidewalks along both sides of Landon court and to permit the subdivider to provide sidewalk along only one side of the local street.

UTILITIES/EASEMENTS

This project includes the vacation of several existing easements originally platted and the dedication of new easements to accommodate the revised lot sizes. These proposed easement changes were reviewed concurrently with public improvement plans submitted to the City for public infrastructure construction approval. The Subdivision Regulations allow for the vacation and dedication of easements per Section 20-808 (c)(iii) as part of the minor subdivision process when the Minor subdivision/replat is placed on a City Commission agenda for approval and after mailed notice to surrounding property owners has been made. This step is a requirement prior to final administrative approval of the Minor Subdivision. As noted above, there is no change to the existing right-of-way for the local street, Landon Court.

A list summarizing the various easements proposed to be changed or altered is attached to this staff report.

Conclusion: The Minor Subdivision, and with the variance approved by the Planning Commission, conforms to the approval criteria in Section 20-808(d) of the Subdivision Regulations.

Easement Change Summary

1. New DE along Lot 20. This DE has been relocated from original Lots 13 and 14.
2. Portion of Tract A combined into new Lot 19 and 20 (original Lot 13 and 14 to make deeper lots. Rear UE has been relocated to follow new rear lot line.
3. No change to UE along front of Lots 10-20 (original lots 13-26).
4. No change to UE along rear of lots adjacent to Tract A
5. Easement between Lots 14 and 15 changed from DE to UE (Original Lot 19 & 20)
6. New/Relocated DE between Lots 12 and 13
7. 15' UE changed from DE to UE/PE
8. Front UE located along west side of Landon Court widened from 10' to 15' along Lots 1-9 (Original Lots 27-37).
9. New 10' UE along rear Lots 1-8 (Original Lots 28-36).

