

September 24, 2013

MS-13-00341: Haskell Place No. 4, a Minor Subdivision/Replat of Lot 9, Block 9, Haskell Place. The property is located at 2035 Barker. Submitted by Grob Engineering Services, LLC, for Architectural Consulting Source, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Haskell Place No. 4, subject to the following conditions:

1. Provision of an executed Master Street Tree Plan per Section 20-811(g) per the City Horticulture Manager's approval; and
2. Provision of an executed Agreement Not To Protest Formation of a Benefit District for sidewalks on Rhode Island Street.

KEY POINTS

- This request is for the division of one lot into two lots located between Barker Avenue and Rhode Island Street. The property is being divided to accommodate two new detached dwelling structures on the resulting new lots.
- The lot is currently developed with a structure located over the existing sanitary sewer main. A demolition permit has been submitted to raze the existing home.
- On September 23, 2013, the Planning Commission approved three variance requests related to minimum lot size, Barker Avenue right-of-way and sidewalks along Rhode Island Street.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.
- Section 20-810(2)(a) states lots shall be designed to comply with all applicable zoning district regulations. Section 20-601(a) requires 5,000 square feet for lots in the RS5 District.
- Section 20-810(e)(5)(i) requires 80 ft of right-of-way for collector streets.
- Section 20-811(c) requires sidewalks on both sides of a street.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Submittal of signed mylar copy and recording fees for recording of Minor Subdivision at the Register of Deeds.

GENERAL INFORMATION

Current Zoning and Land Use: RS5 (Single-Dwelling Residential) District; existing single-family house proposed to be razed.

Surrounding Zoning and Land Use: RS5 to the north, west and south; existing single-family homes.

RS7 (Single-Dwelling Residential) District to the east; existing single-family homes.

SITE SUMMARY

Area	8,662 sf
Number of Proposed Lots:	2
West side of Rhode Island	
Lot 1	4,329 sf
East side of Barker Avenue	
Lot 2	4,333 sf

STAFF REVIEW

This Minor Subdivision proposes the division of an existing through lot between Barker Avenue and Rhode Island Street to create infill lots for two new detached dwellings. The existing structure is less than 500 square feet and is located over the existing sanitary sewer main that runs north-south through the middle of this property. The applicant has submitted a demolition permit to raze the structure and provide a 15' utility easement for the existing infrastructure.

The property is zoned RS5 which requires a minimum lot size of 5,000 square feet. The proposed lots are each approximately 4,300 square feet and the Planning Commission has granted a variance to create lots less than the RS5 size requirement.

RIGHT-OF-WAY

The Major Thoroughfares Map classifies Rhode Island Street as a local street and Barker Avenue as a collector street. The Subdivision Regulations require 60 ft. of right-of-way for local streets and 60 ft. was dedicated with the original Haskell Place subdivision. No additional right-of-way is required for Rhode Island Street. A collector street requires 80 ft. in the current design standards. A total of 60 ft. was dedicated for Barker Avenue with the original plat. The City Engineer indicated he would have no objection to a variance from the requirement to dedicate additional right-of-way. The Planning Commission approved the variance from the requirement in Section 20-810(e)(5) to provide 80 ft. of right-of-way for a collector street to allow the Barker Avenue right-of-way to remain at 60 ft. at this location.

In addition to public streets, sidewalks are also required on both sides of a street per Section 20-811(c). This project includes a variance from providing a sidewalk along the west side of Rhode Island Street. The City Engineer indicated he would have no objection to a variance from the requirement to construct a sidewalk along this street segment. The Planning Commission

approved the variance from the requirement in Section 20-811(c) to provide a sidewalk on both sides of the street. This variance approval included the requirement that An Agreement Not To Protest Formation of Benefit District be executed and filed with the plat.

UTILITIES/EASEMENTS

Adequate utilities are available to serve the lots. This project includes the dedication of a new 15' utility easement to accommodate the existing sanitary sewer main that bisects the property. A 5' utility easement will also be provided along the north side of Lot 1 to provide services to the lots. The acceptance of these dedications is scheduled to be considered by the City Commission on October 1, 2013.

MASTER STREET TREE PLAN

A Master Street Tree Plan has been submitted with this plat. A Master Street Tree Plan, which is acceptable to the City Horticulture/Forestry Manager, must be executed prior to the recording of the minor subdivision plat.

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