City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

ADMINISTRATIVE DETERMINATION
MINOR SUBDIVISION

June 11, 2018

MS-18-00217: Firefighter Park Subdivision, a Minor Subdivision/Replat of Blocks One and Two and Tract A of Bowling Square, An addition to the City of Lawrence, Douglas County, Kansas. Submitted by Bartlett & West, Inc., for The City of Lawrence., the property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision subject to the following conditions:

1. City Commission acceptance of dedications of new utility and drainage easements and approval of vacations of existing easements that are not currently in use. Scheduled to be heard at the June 9, 2018 City Commission meeting.

KEY POINT

The Minor Subdivision proposes reconfiguring the block of 36 parcels into 3 parcels (Lot 1, 4.56 AC +/-, Lot 2, 3.42 AC +/- and Lot 3, .65 AC +/-). The newly created parcels will serve the current on-sight Parks and Recreation functions (Lot 1), the Fire Department functions (Lot 2) and the leased portion of the property (Lot 3). There are several existing utility easements that are not in use and will be vacated with this proposal. New utility and drainage easements are being proposed to serve existing infrastructure and all three lots. There are no proposed changes in public rights-of-way. This Minor Subdivision includes the entire block which is addressed as 1941 Haskell Avenue, 1900 Moodie Road and 1920 Moodie Road. Only one lot combination or division may be approved through the Minor Subdivision process except that lot line adjustments or mergers that do not increase the total number of lots may be accomplished through the Minor Subdivision/Replat process.

SUBDIVISION CITATIONS TO CONSIDER

The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

ASSOCIATED CASES

- SP-18-00184: Site plan for demolition and reconstruction of the Firefighter Training Tower with associated site improvements. This site plan is currently under review.
- B-18-00163: 1941 Haskell Avenue; Variance for GPI zoning district setback reduction. Approved May 3, 2018.
- B-04-07-00: 1920 Moodie Road; Variance for wider drive width. Approved May 4, 2000.
- B-5-21-98: 1920 Moodie Road; Variance for health care access drive. Approved June 4, 1998.

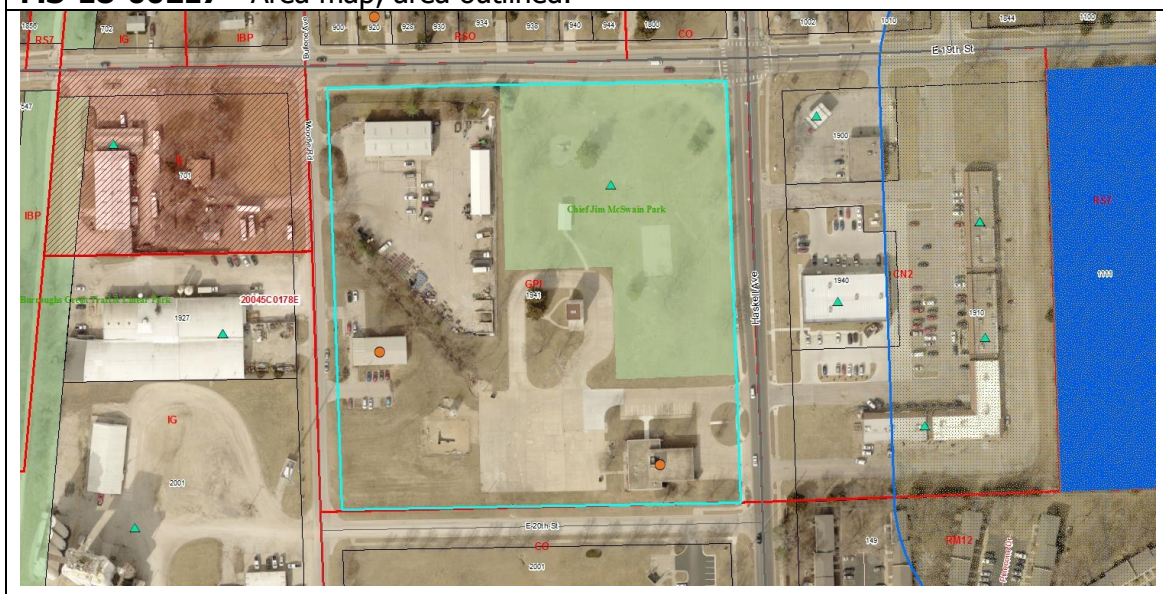
OTHER ACTION REQUIRED

Submittal of a signed mylar copy of the Minor Subdivision, an executed Master Street Tree Plan,

and document recording fees for recording with the Douglas County Register of Deeds.

GENERAL INFORMATION	
Current Zoning and Land Use	GPI (General Public and Institutional Use) District
Surrounding Zoning	North: RSO (Single-Dwelling Residential – Office) District and CO (Office Commercial) District; *existing single-dwelling residential structures* East: CN2 (Neighborhood Commercial Center) District; *Dollar General, gas station and retail center* South: CO (Office Commercial) District; *Independence Inc.* West: IL (Limited Industrial) District and IG (General Industrial) District; *Silverback Event Rentals and Freestate Brewery Manufacturing and Bottling*
Legal Description:	Proposed: Firefighter Park Subdivision, a Minor Subdivision/Replat of Blocks One and Two and Tract A of Bowling Square, An addition to the City of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	36
Number of Proposed Lots:	3 (4.56 AC +/-, 3.42 AC +/- & 0.65 AC +/-)

MS-18-00217 - Area map, area outlined.

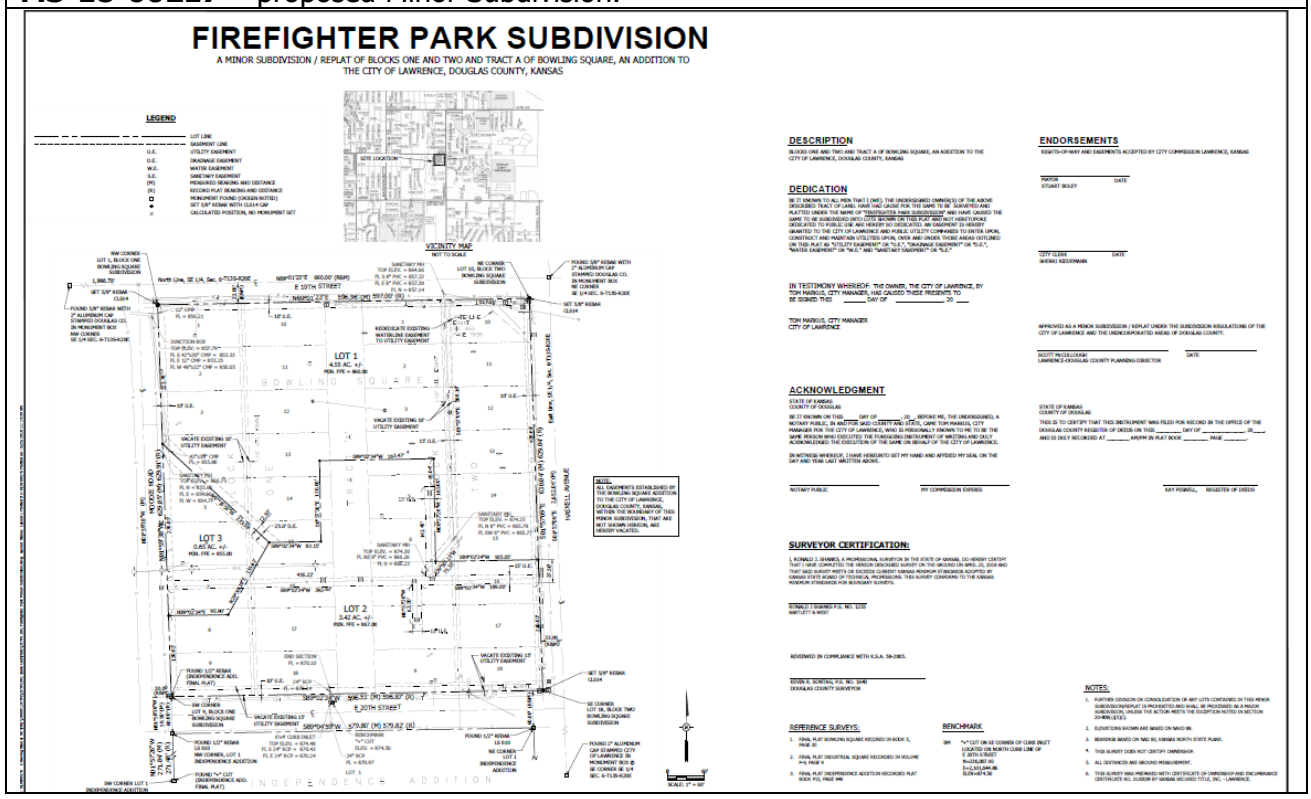


STAFF REVIEW

The Minor Subdivision proposes reconfiguring the block from 36 residential lots to 3 parcels that fit the existing uses on site. Utility and drainage easements are being vacated and dedicated to fit the existing uses on site, and enabling infrastructure access to all lots in the future. The current uses on the site are not changing. There is an affiliated Site Plan application in process for the demolition and reconstruction of the Fire Training Tower on proposed Lot 2 with associated site improvements.

The property is not encumbered with floodplain and the property is not located in any historic district.

MS-18-00217 – proposed Minor Subdivision.



DIMENSIONAL REQUIREMENTS

Per Section 20-601(b) of the Development Code, the GPI (General Public and Institutional Use) District requires a minimum site area of 5 acres, a minimum lot area of 20,000 square feet, a minimum frontage on a public or private street of 50 feet, and a minimum lot width of 200 feet. for lots platted after the July 1, 2006 effective date. The proposed lot configuration from the resulting lot line adjustment will result in 3 lots with the following area. Lot 1 (4.56 acres, 199,633 +/- square feet) Lot 2 (3.42 acres, 148,975 +/- square feet) and Lot 3 (28,314 +/- square feet).

There are existing buildings on site that encroach on current setbacks for the GPI (General Public and Institutional Use) District. Variances under file B-18-00163 were approved on May 3, 2018. The variances document the existing conditions on the site. The variance was granted to reduce the 40 foot minimum side setback to a minimum of 23 feet from the south property line for 1941 Haskell Avenue and to reduce the 40 foot minimum front setback to a minimum of 18 feet from the west property line for 1920 Moodie Road.

The resulting lots, with approved variances, will meet and/or exceed the minimum requirements.

ZONING AND LAND USE

The subject property currently has an existing Parks and Recreation storage and office building on proposed Lot 1, a fire station and training tower on proposed Lot 2 and proposed Lot 3 currently situates a leased structure for a social service organization. The property is zoned as GPI (General Public and Institutional Use) District. The proposed reduction in lots will create three lots to accommodate the existing uses. There are no changes to existing uses within this proposed minor subdivision. An associated Site Plan (SP-18-00184) will document the demolition of and reconstruction of a new fire training tower and associated site improvements.

The property is surrounded by multiple zoning districts with developed parcels. North of the property is a currently zoned RSO (Single-Dwelling Residential - Office) District and CO (Office Commercial) District and is developed with single-dwelling residential structures. East of the property is zoned CN2 (Neighborhood Commercial Center) District and is developed with a commercial retail center, Dollar General and gas station. South of the property is zoned CO (Office Commercial) District and is developed with a social service organization. West of the property is zoned IL (Limited Industrial) District and IG (General Industrial) District and is developed with limited manufacturing/bottling and event rental businesses.

UTILITIES/EASEMENTS

There will be dedicated easements with this Minor Subdivision to provide services and meet drainage requirements for all lots. Existing easements with the previous plat for Bowling Square will be vacated. Existing infrastructure will also be located in dedicated easements.

ACCESS

The property is adjacent to East 19th Street, Haskell Avenue, East 20th Street and Moodie Road, improved City Streets. Access to all resulting lots will remain the same. There are no proposed changes to access on site. In conjunction with the associated Site Plan (SP-18-00184) improvements to existing access ramps will be made and a sidewalk will be installed along East 20th Road.

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 feet of frontage. Street trees are being proposed along East 19th Street, Haskell Avenue, East 20th Street and Moodie Road in conjunction with existing trees on site. A total of 27 new trees are being proposed. There are currently 17 existing trees. A grand total of 44 trees will be provided and located per the associated Master Street Tree Plan. The Planning Director varied the requirement per (20-811(g)(1)(ii) for number and locations based on existing trees and infrastructure already present on the site, including

existing utilities, drives and access points that would not be conducive to planting new trees. This varies the standard requirement of 61 total trees to 44 total trees that will be provide. The proposed trees and locations meet the requirements in the Subdivision Regulations (20-811(g)). A Master Street Tree Plan is provided with the Minor Subdivision.

The proposed lot and all aspects of the proposed Minor Subdivision conform to the current Comprehensive Plan of Lawrence and Douglas County.

Conclusion: The Minor Subdivision meets the approval criteria in Section 20-808(d) of the Subdivision Regulations subject to the following conditions:

1. City Commission acceptance of dedications of new utility and drainage easements and approval of vacations of existing easements that are not currently in use. Scheduled to be heard at the June 19, 2018 City Commission meeting.