City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

ADMINISTRATIVE DETERMINATION
MINOR SUBDIVISION

July 9, 2018

MS-17-00704: Fairfield Farms Apartments Addition No. 1, a Minor Subdivision/Replat of Lot 3, Block 1, Bethel Estates of Lawrence No. 1, in the City of Lawrence, Douglas County, Kansas. Submitted by Aaron Gaspers of CFS Engineers, P.A., for BJ North County Medical Dental Center, LLC, 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 easements. Scheduled to be heard at the July 17, 2018 City Commission meeting.

KEY POINT

- The minor subdivision will facilitate the dedication of new utility easements proposed to serve existing infrastructure and future site development. There are no proposed changes in public rights-of-way. This minor subdivision includes one lot addressed as 2115 Exchange Court.
- 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.
- The minor subdivision/replat process can be used for dedication of easements and rights-of-way.
- The subject property's legal description will change but the lot lines and dimensions of the subject property will not change.

SUBDIVISION CITATIONS TO CONSIDER

The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

ASSOCIATED CASES

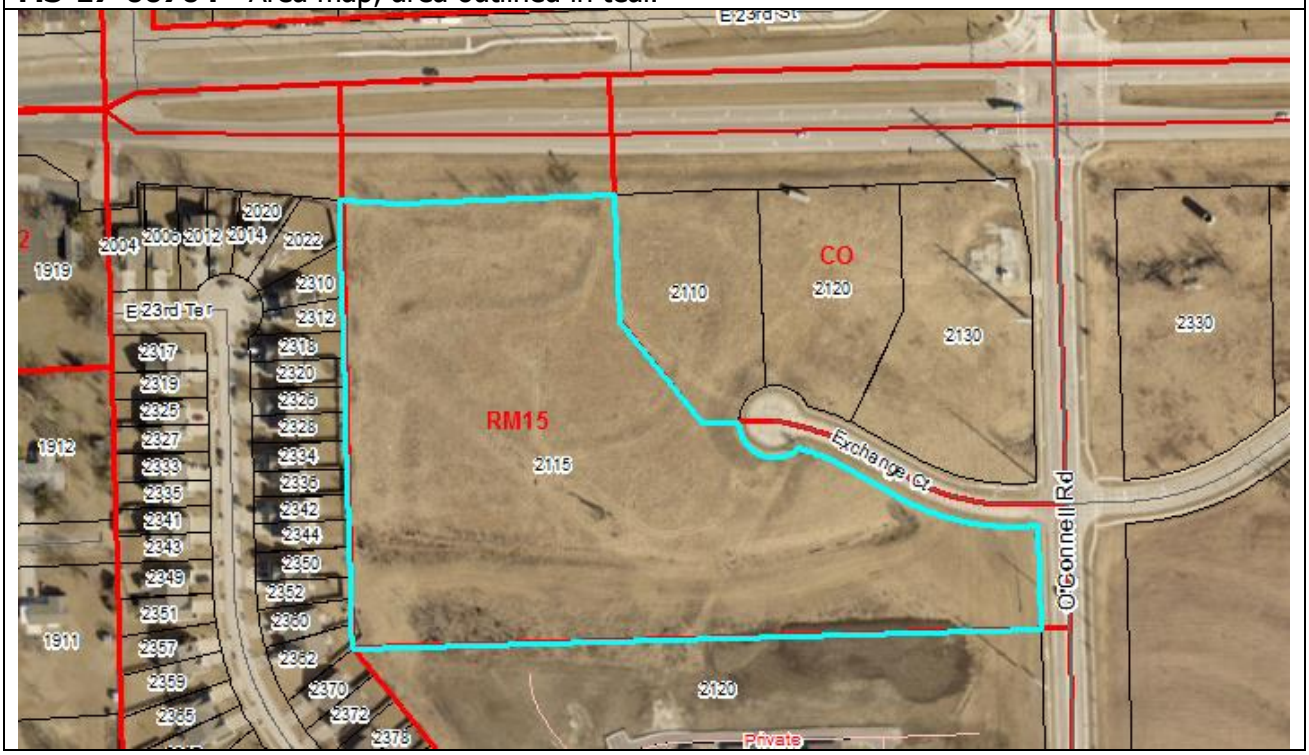
- SP-17-00703: Site plan for construction of the Fairfield Farms Apartments Addition No. 1. This site plan is currently under review.
- MS-15-00370: Minor subdivision/replat of Lot 3, Block One, Fairfield Farms West Addition in the City of Lawrence, Douglas County, Kansas, creating 2115 Exchange Court.
- Z-15-00243: Rezone approximately 9.818 acres from PRD (Planned Residential Development) District to RM15 (Multi-Dwelling Residential) District. (Approved August 18, 2015).

OTHER ACTION REQUIRED

Submittal of a signed 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	RM15 (Multi-Dwelling Residential) District
Surrounding Zoning	North: CS (Commercial Strip) District; *hotel, motel, extended stay* East: CO (Commercial Office) District and CC200 (Community Commercial) District; *Undeveloped* South: RM15 (Multi-Dwelling Residential) District; *Existing multi-dwelling residential structures* West: RM12D (Multi-Dwelling Residential, Duplex) District; *Duplex*
Legal Description:	Current: LOT 3, BLOCK 1, FAIRFIELD FARMS WEST ADDITION, A TRACT OF LAND IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS. Proposed: LOT 3, BLOCK 1, BETHEL ESTATES OF LAWRENCE NO. 1 IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.
Number of Existing Lots:	1 (373,243 square feet/8.568 acres)
Number of Proposed Lots:	1 (373,243 square feet/8.568 acres)

MS-17-00704 - Area map, area outlined in teal.

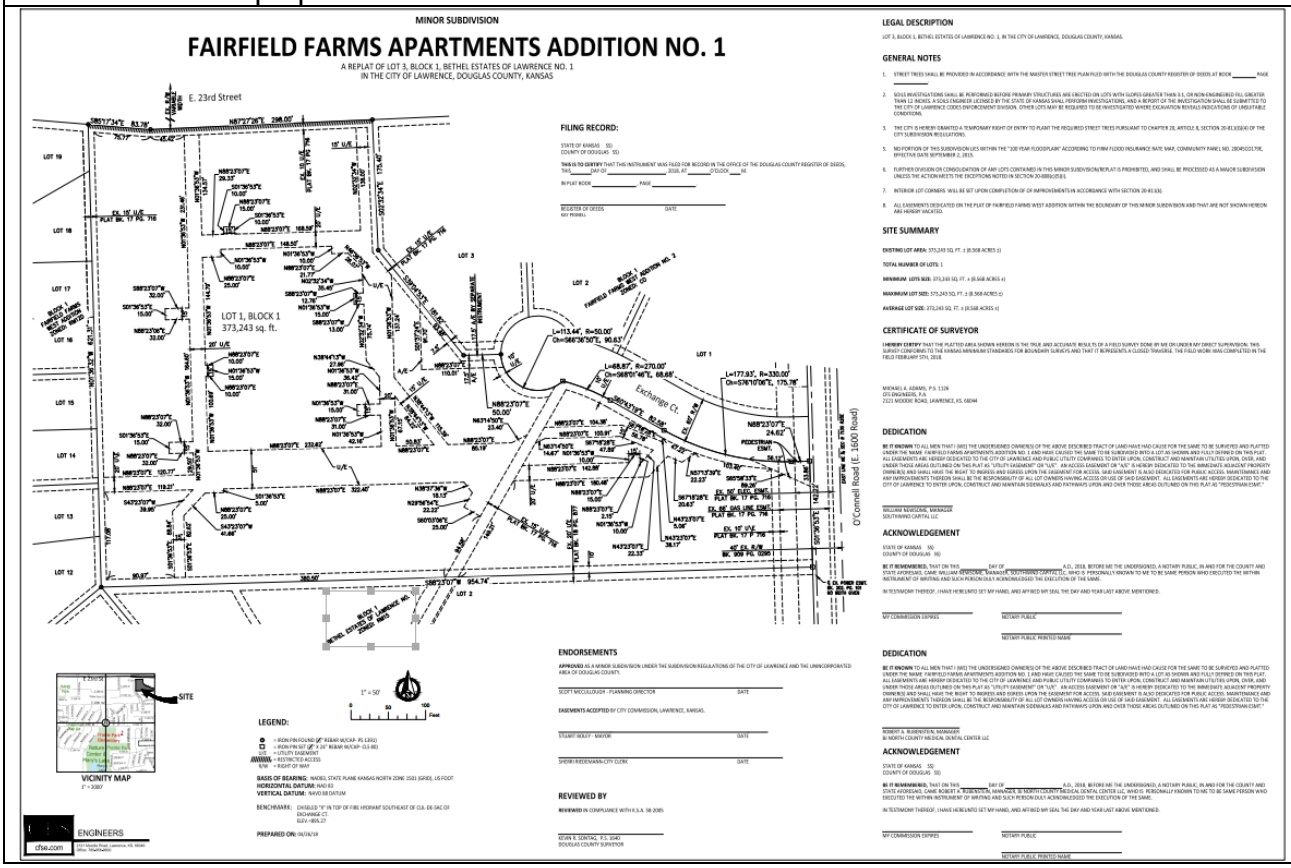


STAFF REVIEW

The minor subdivision proposes no lot splits or lot line adjustments. Utility easements are being dedicated to fit the proposed use on-site, and enable infrastructure access in the future. The proposed use on the site is *Multi-Dwelling Residential*. There is an affiliated Site Plan application in process (SP-17-00703) for the construction of the Fairfield Farms Apartments and 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 Land Development Code, the RM15 (Multi-Dwelling Residential) District requires a minimum lot area of 6,000 square feet, a minimum frontage on a public or private street of 60 feet, and a minimum lot width of 60 feet. The lot configuration will remain the same. There are no proposed lot splits or lot line adjustments.

There are no existing buildings on site. The lot currently meets minimum requirements.

ZONING AND LAND USE
The subject property currently has no existing buildings and is undeveloped. The property is zoned as RM15 (Multi-Dwelling Residential) District. There are no changes to existing uses within this proposed minor subdivision. An associated Site Plan (SP-17-00703) will document the construction of a new multi-dwelling development and associated site improvements.

The property is surrounded by multiple zoning districts with developed and undeveloped parcels. North of the property is a currently zoned CS (Commercial Strip) District and developed with a Country Inn and Suites. East of the property is zoned CO (Commercial Office) District and is undeveloped. South of the property is zoned RM15 (Multi-Family Residential) District and is developed with a multi-dwelling residential development. West of the property is zoned RM12D (Multi-Dwelling Residential, Duplex) District and is developed with duplex structures.

UTILITIES/EASEMENTS
There will be dedicated easements with this minor subdivision to provide utility services. Existing easements with the previous plat will remain or be incorporated into proposed easements. Existing and proposed infrastructure will be located in dedicated easements.

ACCESS
The property is adjacent to Exchange Court, O'Connell Road, and East 23rd Street, all improved city streets. There are no proposed changes to access on site. Restricted access from East 23rd Street indicated on the existing plat will remain on MS-17-00704. The associated site plan indicates no access will be permitted from East 23rd Street or O'Connell Road in the future. In conjunction with the associated site plan (SP-17-00703) sidewalks will be installed along East 23rd Road and Exchange Court.

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 23rd Street, Exchange Court, and O'Connell Road in conjunction with existing trees on site. A total of 25 new trees are being proposed. There are currently 14 existing trees. A grand total of 39 trees will be provided and located per the associated master street tree plan. 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 and will work in conjunction with the landscaping requirements for SP-17-00703.

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 easements. Scheduled to be heard at the July 17, 2018 City Commission meeting.