

MS-18-00118: West Lawrence Addition No. 2, a Minor Subdivision/Replat of Lots 114, 116, 118 and 120, Block 40, West Lawrence Addition and Lot 120 Indiana Street, a subdivision in SE1/4 of Section 25, Township 12 S, Range 19 E in the City of Lawrence, Douglas County, Kansas. Submitted by Grob Engineering Services, LLC, on behalf of C. F. Abercrombie, 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 drainage easements. Scheduled to be heard at the July 17, 2018 City Commission meeting.

KEY POINT

The Minor Subdivision proposes reconfiguring four lots to two lots, and three tracts that will each be designated as drainage easements. Lot 1 will contain 7,392 square feet and Lot 2 will contain 7,412 square feet. The three tracts of land will encompass the regulatory floodplain currently existing on the site. Tract A contains 283 square feet, Tract B contains 89 square feet, and Tract C contains 9,853 square feet. All tracts will be dedicated as drainage easements. 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

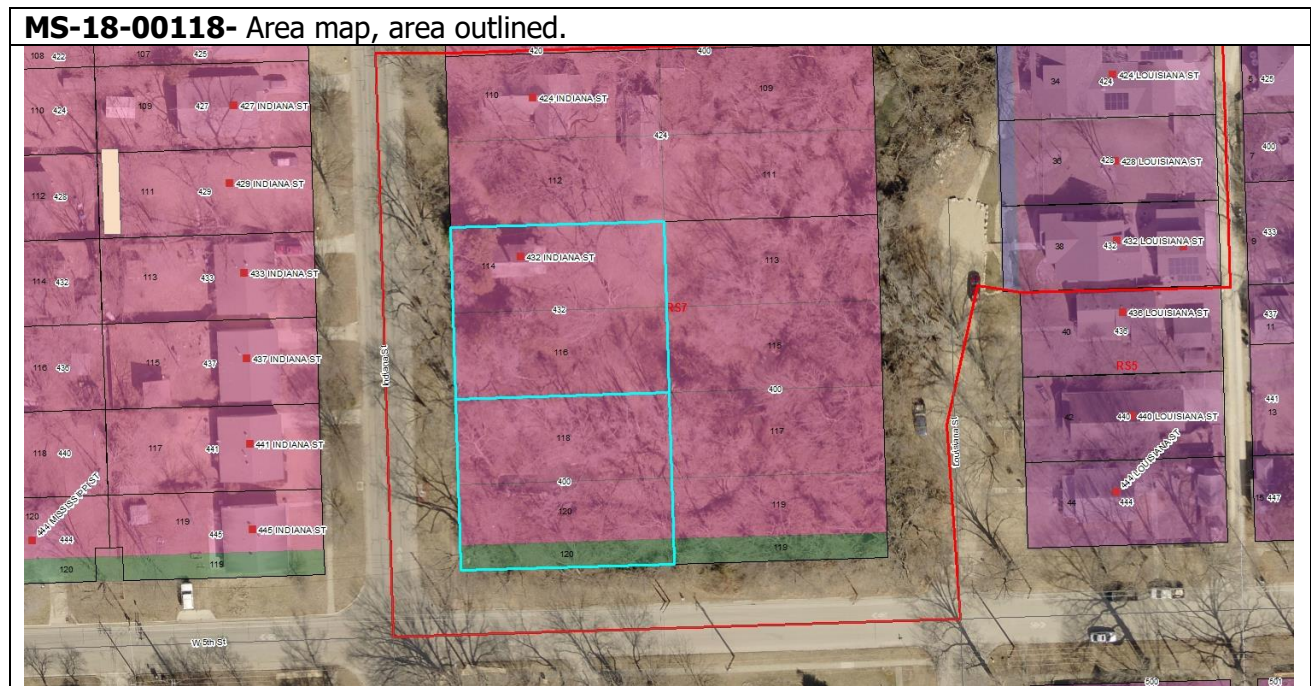
- N/A

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	RS7 (Single-Dwelling Residential) District
Surrounding Zoning	North: RS7 (Single-Dwelling Residential) District; <i>existing single-dwelling residential structures</i> East: RS5 (Single-Dwelling Residential) District; <i>existing single-</i>

	<i>dwelling residential structures and vacant parcels (floodplain)</i> South: RS5 (Single-Dwelling Residential) District; <i>existing single-dwelling residential structures</i> West: RS5 (Single-Dwelling Residential) District; <i>existing single-dwelling residential structures.</i>
Legal Description:	Proposed: West Lawrence Addition No. 2, a Minor Subdivision/Replat of Lots 114, 116, 118 and 120, Block 40, West Lawrence Addition and Lot 120 Indiana Street, a subdivision in SE1/4 of Section 25, Township 12 S, Range 19 E in the City of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	4
Number of Proposed Lots:	2 Lots (7,392 square feet & 7,412 square feet) 3 Tracts (to be drainage easements) (283 square feet +/-, 89 square feet +/- & 9,853 square feet +/-)



STAFF REVIEW

The minor subdivision proposes reconfiguring the 4 existing lots to 2 lots that can accommodate detached dwelling structures and 3 tracts that will be designated as drainage easements. The tracts are being dedicated as drainage easements to accommodate the regulatory floodplain existing on-site.

The property is surrounded by RS7 and RS5 (Single-Dwelling Residential) Districts with developed detached dwelling residential parcels. There are vacant parcels immediately to the east. These parcels are owned by the City of Lawrence and are open to accommodate regulatory floodplain and drainage ways.

UTILITIES/EASEMENTS

The tracts will be dedicated as drainage easements with this minor subdivision to encompass the regulatory floodplain that exists on the parcels. Existing infrastructure to serve both proposed lots already exists in the public right-of-way and across the street.

ACCESS

The property is adjacent to Indiana Street, an improved city street. Access to the resulting lots will remain the same. There are no proposed changes to access on site.

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 Indiana Street. A total of 9 new trees are required. There are currently 20 existing trees on-site. To receive credit for the preservation of the existing trees the tree protection plan must meet the requirements of Section 20-1008 of the Land Development Code. Trees destroyed or receiving major damage must be replaced by trees of equivalent environmental value as specified. There are 2 existing trees on Lot 1, 4 existing trees on Lot 2, and 14 existing trees on Tract C. 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 drainage easements scheduled to be heard at the July 17, 2018 City Commission meeting.