



PF-18-00222: Final Plat for the Maple Street Subdivision, a subdivision along the south side of Maple Street, located at 772 and 782 Maple Street. The subdivision includes three proposed lots. Submitted by BG Consultants, Inc., for Lawrence Kansas Rentals LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Final Plat subject to the following conditions:

1. City Commission acceptance of new right-of-way dedication. Scheduled to be heard at the July 17, 2018 City Commission meeting.

KEY POINT

- The final plat proposes the creation of two developable lots at 772 Maple Street and the shifting of the current lot line between 772 Maple Street and 782 Maple Street.
- The existing residence and accessory structure at 782 Maple Street will remain.
- A portion of the site was unplatted and required platting prior to the lot subdivision and lot line shift.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2012.

ASSOCIATED CASES

- PP-18-00020; Preliminary Plat approved by the Planning Commission on March 28, 2018, subject to conditions of approval, which have been met.

OTHER ACTION REQUIRED

- There are no public improvement plans associated with this project.
- City Commission acceptance of dedicated right-of-way adjacent to 782 Maple Street.
- Recordation of final plat at the Douglas County Register of Deeds.
- A building permit from Development Services must be obtained prior to development.

GENERAL INFORMATION	
Current Zoning and Land Use	RS7 (Single-Dwelling Residential) District
Surrounding Zoning	North: RS7 (Single-Dwelling Residential) District; <i>Detached dwelling</i> East: RS7 (Single-Dwelling Residential) District and CC200 (Community Commercial) District; <i>Detached dwelling</i> South: RS7 (Single-Dwelling Residential) District; <i>Detached dwelling</i> West: RS7 (Single-Dwelling Residential) District; <i>Detached dwelling</i>
Legal Description:	Proposed: LOTS 1,2, AND 3 IN NORTH EAST CENTRAL SUBDIVISION IN THAT PART OF THE CITY OF LAWRENCE KNOWN AS NORTH LAWRENCE, IN DOUGLAS COUNTY, KANSAS TOGETHER WITH THAT PORTION OF VACATED ALLEY ACCRUING THERETO AND AN UNPLATTED TRACT DESCRIBED AS: BEGINNING 10 RODS WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 S, RANGE 20 E OF THE 6 TH P.M., THENCE RUNNING SOUTH 160 FEET, THENCE EAST 20 FEET, THENCE NORTH 160 FEET, THENCE WEST 20 FEET TO THE PLACE OF BEGINNING
Number of Existing Lots:	2
Number of Proposed Lots:	3

Site Summary				
Additional Right-of-Way: 20 feet along Maple Street adjacent to the unplatted portion of the site. About 552.7 square feet.				
Parcel	Square Feet	Acres	Zoning	Notes
Lot 1	8,319	0.190	RS7	
Lot 2	8,107	0.186	RS7	
Lot 3	9,367	0.215	RS7	Existing detached dwelling and accessory structure to remain.

PLANNING DIRECTOR CERTIFICATION (Section 20-809(m))

The final plat conforms to the content requirements of Section 20-809 of the Subdivision Regulations and is consistent with the preliminary plat (PP-18-00020) approved by the Planning Commission. The Planning Director hereby approves the final plat and certifies that the final plat:

- (i). Conforms to the Preliminary Plat previously approved by the Planning Commission.**
The final plat is in substantial conformance with the preliminary plat previously approved by the Planning Commission. After the Planning Commission’s approval of PP-18-0020 the Douglas County Surveyor, Kevin Sontag, requested PF-18-00222 include a dedication of right-of-way adjacent to 782 Maple Street for Maple Street.
- (ii). Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the preliminary plat without conditions. There are no conditions that would be applicable to this final plat.
- (iii). Includes the same dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(i)(a) through (d)**
PF-18-00222 proposes to dedicate a portion of right-of-way adjacent (north) to 782 Maple Street for Maple Street.
- (iv). Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
There are no public improvements associated with this project.
- (v). Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.**
The final plat is consistent with all final plat requirements of the Subdivision Regulations.

Staff Review:

DIMENSIONAL REQUIREMENTS

Per Section 20-601(b) of the Land Development Code, the RM7 (Single-Dwelling Residential) District requires a minimum lot area of 7,000 square feet, a minimum frontage on a public or private street of 40 feet, and a minimum lot width of 60 feet. All three proposed lots conform to the Land Development Code’s required density and dimensional standards.

ZONING AND LAND USE

The subject properties are zoned RS7 (Single-Dwelling Residential) District. There are no changes to existing uses within this proposed minor subdivision. Building permits will need to be obtained prior to construction.

The property is surrounded by R7 (Single-Dwelling Residential) district and is developed with detached-dwelling residential structures.

UTILITIES/EASEMENTS

There are no proposed easements with this final plat. Existing infrastructure is located within the Maple Street right-of-way. This Final Plat proposes to dedicate a portion of right-of-way adjacent to 782 Maple Street for Maple Street.

ACCESS

The property is adjacent to Maple Street, an improved city street. Access to the subject properties will remain the same. There are no proposed changes to access. The applicant has signed an agreement not to protest future sidewalk installation.

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 feet of street frontage. Street trees are being proposed along Maple Street. A total of 5 new trees are being proposed. The proposed trees and locations meet the requirements in the Subdivision Regulations (20-811(g)). A master street tree plan is provided with the final plat and will be recorded with the Register of Deeds.

The proposed lot and all aspects of the proposed minor subdivision conform to the current comprehensive plan of Lawrence and Douglas County.

Conclusion: The final plat is substantially consistent with the approved preliminary plat and meets requirements of the Subdivision Regulations subject to the following conditions:

1. City Commission acceptance of dedications of right-of-way. Scheduled to be heard at the July 17, 2018 City Commission meeting.