

June 28, 2018

**MS-18-00198:** Alvamar Estates No. 2, a Minor Subdivision/Replat of a portion of Lot 88, Alvamar Estates, an addition to the City of Lawrence, Douglas County, Kansas. Submitted by BG Consultants, Inc., on behalf of Quail Creek, LLC, the property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the minor subdivision without conditions.

**KEY POINT**

The minor subdivision is proposed to finalize the re-platting of the parcel to remove previous plat restrictions. This minor subdivision is in conjunction with a rezoning from PUD to conventional zoning and platting must be completed prior to revisions to the site plan. A site plan application has also been submitted and is currently in progress. 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**

- Z-18-00023; Rezoning to RM15 (Multi-Dwelling Residential) District. Approved May 8, 2018.
- SP-18-00233; Site Plan (In Progress)

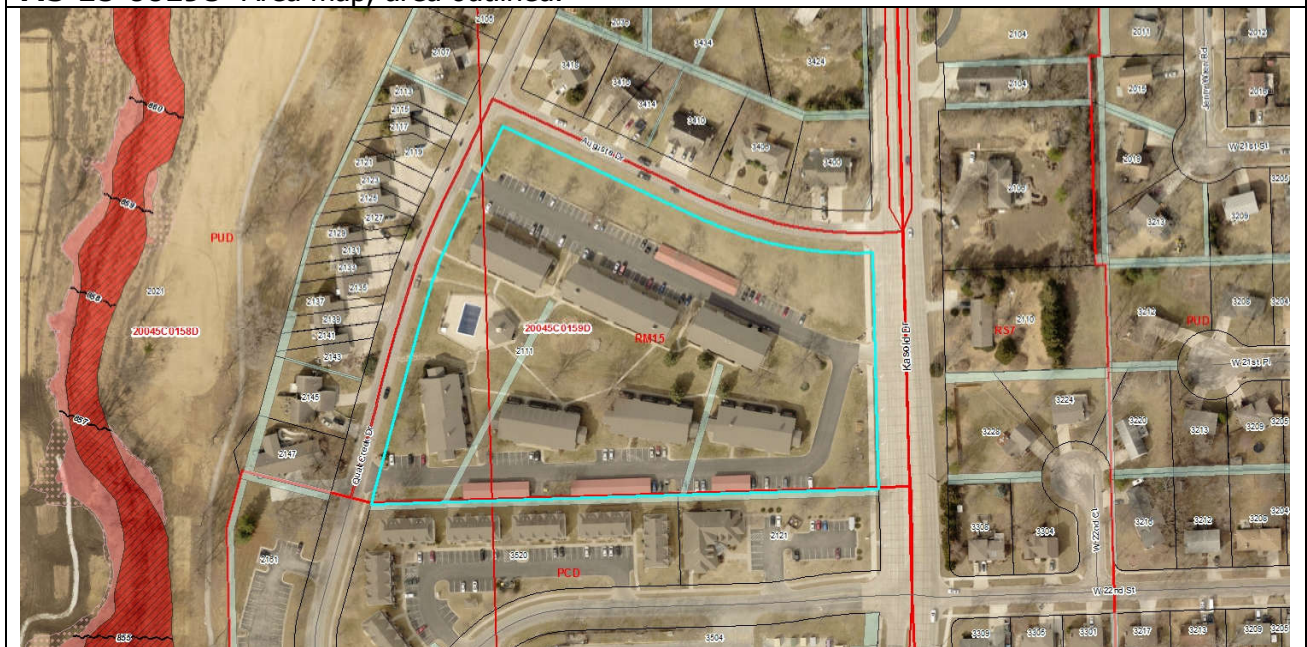
**OTHER ACTION REQUIRED**

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.

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use	RM15 (Multi-Dwelling Residential) District
Surrounding Zoning	North, East and West: PUD (Planned Unit Development) District; <i>existing detached dwelling residential structures and multi-dwelling structures</i> East: RS7 (Single-Dwelling Residential) District; <i>existing detached dwelling residential structures</i>

	South: PCD (Planned Commercial Development) District; <i>existing multi-dwelling residential structures</i>
Legal Description:	Proposed: Alvarmar Estates Lot 88 less south 30 feet thereof of 6.836 acres.
Number of Existing Lots:	1
Number of Proposed Lots:	1 (281,981 square feet )

**MS-18-00198- Area map, area outlined.**



**STAFF REVIEW**

The minor subdivision proposes replatting the parcel to remove previous plat restrictions associated with the previous zoning as a Planned Unit Development District. The parcel has been rezoned to conventional zoning, RM15 (Multi-Dwelling Residential) District and the parcel must be replatted prior to any site plan alterations to remove the maximum number of 75 units for this lot.

The property is not located in a historic district or the regulatory floodplain.



Existing infrastructure to serve the lot already exists. Utility easements exist on site and are referenced by book and page number. There is one new 10' X 5' (50 square feet) area of new utility easement to accommodate existing infrastructure with this minor subdivision.

#### ACCESS

The property is adjacent to Kasold Drive, Augusta Drive and Quail Creek Drive; all improved City Streets. Access to the resulting lot 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 Kasold Drive (9 trees), Quail Creek Drive (15 trees), and Augusta Drive (15 trees). A total of 39 trees are required. There are currently 20 existing trees on-site. To receive credit for the preservation of the existing trees the street 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. 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.