

PLANNING COMMISSION REPORT
Regular Agenda – Non-Public Hearing Item:

PC Staff Report
05/19/08

ITEM NO. 3: PRELIMINARY PLAT FOR TODD SUBDIVISION (JCR)

PP-03-03-08: Preliminary Plat for Todd Subdivision, a one lot residential subdivision located at 725 Elm St. Submitted by JMC Construction Inc, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Todd Subdivision and forwarding it to the City Commission for consideration of the proposed dedication of easements, subject to the following condition:

1. Add a note to the preliminary plat which states that an Agreement Not to Protest the Formation of a Benefit District to finance the construction of sidewalks and street improvements will be required prior to final plat approval and recordation.

KEY POINTS

- The subject property is unplatted and the property owner requests a building permit.
- The property must be platted prior to issuance of a building permit.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Submittal, approval and recordation of a final plat at the Register of Deeds.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None to date.

GENERAL INFORMATION

Current Zoning and Land Use: RS7 (Single-Dwelling Residential) District;
undeveloped.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District in all
directions; residential uses in all directions.

SUBDIVISION SUMMARY

Lot Area (square feet):	12,078
Lot Frontage (ft):	99
Lot Width (ft):	99
Dedication of Right-of-Way (square feet):	0
Dedication of Easements (acres):	742.5
Vacation of Easements or Rights-of-Way (acres):	0

STAFF REVIEW

The subject property is located at 725 Elm Street in a residential neighborhood. The previous house and accessory structures have been demolished. The plat proposes a one lot residential subdivision. The owner intends to proceed with obtaining a building permit for a new residential structure upon approval of the final plat.

Conformance with Subdivision Regulations & Development Code

The property is zoned RS7 (Single-Dwelling Residential) District. The preliminary plat conforms to the Subdivision Regulations and the density and dimensional standards of the RS7 District as per the Development Code.

Conformance with *Horizon 2020*

The lot is dimensioned and sized appropriately for single-dwelling residential uses. The Future Land Use Map of *Horizon 2020* designates the subject property for "Low-density Residential" uses.

Streets and Access

The proposed lot fronts along and takes access from Elm Street. The street is not improved to City standards for sidewalk and curb and gutter. The owner will provide an Agreement Not to Protest the formation of a Benefit District to finance the construction of street improvements and sidewalk construction at a later date to satisfy the requirement for sidewalks and curb and gutter. A note should be added on the preliminary plat which states that such an agreement will be provided as a condition of final plat approval.

Utilities and Infrastructure

The plat does not propose the extension of any public utilities or infrastructure. The subject property has been developed with residential uses and is served with the necessary infrastructure to accommodate the proposed new residential structure.

The public sanitary sewer main is located near the rear property line of the subject property. The Utilities Department has requested the dedication of a 7.5' wide utility easement along the rear property line.

Easements and Rights-of-way

The property fronts along and takes access from Elm Street, a street classified as a local street. The Subdivision Regulations require 60' of right-of-way for all local streets. The existing right-of-way for Elm Street is 60' wide. No right-of-way dedication is required.

The plat shows the dedication of a 7.5' wide utility easement along the rear property line consistent with the location of the public sanitary sewer main and the request of the Utilities Department.