

ITEM NO. 1 PRELIMINARY PLAT FOR FREE STATE ADDITION NO. 3; 4700 OVERLAND DRIVE (SMS)

PP-10-14-08: Preliminary Plat for Free State Addition No. 3, a non-residential subdivision containing 17.641 acres, located at 4700 Overland Drive. Submitted by Landplan Engineering, for City of Lawrence Public Schools USD 497, property owner of record. Applicant has requested a variance from full dedication of right-of-way requirements of 20-810(d)(4)(i).

STAFF PRESENTATION

Ms. Sheila Stogsdill presented the item. Approval of the preliminary plat required approval of a variance from the Subdivision Regulation requirement to dedicate an additional 25' of right-of-way required for Wakarusa Drive, a designated principal arterial

APPLICANT PRESENTATION

Mr. C.L. Maurer, Landplan Engineering, was present for questioning. He explained the variance request. The school district was dedicating an additional 10' of right-of-way and 10' of pedestrian/utility easement. The location of the existing fence for the ball field along Wakarusa Drive prevented the full dedication.

PUBLIC HEARING ON VARIANCE ONLY

No public comments.

COMMISSION DISCUSSION

Commissioner Harris asked about the road being designated a principal arterial street and whether the plan for that is still the same.

Ms. Stogsdill said it is designated in Transportation 2020 currently as a principal arterial. With the pedestrian and utility easement there is the ability to widen the roadway to put sidewalk in that pedestrian easement and the City Engineer does not anticipate problems with that in the future.

ACTION TAKEN

Motioned by Commissioner Harris, seconded by Commissioner Hird, to approve the variance requested from Section 20-810(d)(4)(i) to allow a total half-width dedication of 60' of right-of-way with an additional 10-foot Utility/Pedestrian easement where a total half-width dedication of 75' of right-of-way is required for a principal arterial street, subject to the following condition:

1. A note shall be included on the plat that defines the use of the Utility/Pedestrian easement.

Unanimously approved 7-0.

Motioned by Commissioner Harris, seconded by Commissioner Hird, to approve the Preliminary Plat of Free State Addition No. 3 and forwarding it to the Lawrence City Commission for consideration of the requested dedication of easements and right-of-way, subject to the following condition:

1. Remove Note 12 as additional right-of-way is being proposed with this plat.

Unanimously approved 7-0.