

**ITEM NO. 2      PRELIMINARY PLAT FOR HUNTER'S ACRES; 2145 LOUISIANA ST (SMS)**

**PP-10-15-08:** Preliminary Plat for Hunter's Acres, a non-residential subdivision containing 9.353 acres, located at 2145 Louisiana Street. 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 17' of right-of-way required for Louisiana Street, a minor arterial road.

**APPLICANT PRESENTATION**

Mr. C.L. Maurer, Landplan Engineering, was present for questioning. He explained the variance request. The school district was dedicating an additional 7' of right-of-way and 10' of pedestrian/utility easement.

**PUBLIC HEARING ON VARIANCE ONLY**

No public comments.

**COMMISSION DISCUSSION**

Commissioner Harris asked if there would be future city plans that would cause this to be a problem.

Mr. McCullough said his discussions with the City Engineer were that with this equivalent mechanism of the ability to put everything in a public way would satisfy any future improvements to the road.

**ACTION TAKEN**

Motioned by Commissioner Harris, seconded by Commissioner Carter, to approve the variance requested from Section 20-810(d)(4)(i) to allow a total half-width dedication of 40' of right-of-way with an additional 10-foot Utility/Pedestrian easement where a total half-width dedication of 50' of right-of-way is required for a minor 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 Carter, to approve the Preliminary Plat of Hunter's Acres and forwarding it to the Lawrence City Commission for consideration of the requested dedication of easements and rights-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.