

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

PC Staff Report  
7/20/09

**ITEM NO. 2A PRELIMINARY PLAT FOR ORSCHELN ADDITION; 1541 E 23<sup>RD</sup> ST & 1223 E 23<sup>RD</sup> ST (SLD)**

**PP-5-2-09:** Consider a 1 lot, 3.083 acre Preliminary Plat for Orscheln Addition located at 1541 E 23<sup>rd</sup> St and 1223 E 23<sup>rd</sup> St. Submitted by Peridian Group Inc, for Orscheln Farm & Home LLC, property owner of record.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of Orscheln Addition and forwarding it to the Lawrence City Commission for acceptance of the requested dedication and vacation of easements and rights-of-way subject to the following condition:

1. Provision of a revised preliminary plat that shows shared cross access easement to the west property line.

**KEY POINTS**

- Preliminary Plats are the first step of a two step process to subdivide land known as a Major Subdivision. A final plat is the second step of the Major Subdivision process.
- This preliminary plat combines three platted lots into a single parcel for planned redevelopment of a commercial use.

**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**

- Z-5-10-09; CS and RS10 to CS
- Submittal of the preliminary plat to the City Commission for acceptance of dedication and vacation of rights-of-way and easements.
- Submission and administrative approval of a final plat.
- Recordation of the final plat with the Douglas County Register of Deeds.
- Submittal of Public Improvement Plans for the necessary revisions to the infrastructure.
- Demolition of existing structure.
- Submittal and approval of a site plan for the planned redevelopment.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- None to date

## GENERAL INFORMATION

Current Zoning and Land Use: CS and RS10 (Commercial Strip) and (Single-Dwelling Residential) District; existing commercial development.

Surrounding Zoning and Land Use: CS (Commercial Strip) District to the north, east and west; existing retail commercial development.

IL (Limited Industrial) District to the southwest; existing development.

RM12 (Multi-Dwelling Residential) District to the east; existing residential neighborhood.

## SUBDIVISION SUMMARY

Property Area: 3.083 acres

Dedication of Street Right-of-Way: .019 acres along 23<sup>rd</sup> Street [approximately 4' by 225' across former Williams Subdivision]

Vacation of Street Right-of-Way: .064 acres along 23<sup>rd</sup> Street [approximately 20' by 140' across former Jones Subdivision]

Total Lots: 1

Lot Size: 3.128<sup>1</sup>

## STAFF REVIEW

The property is located on the south side of 23<sup>rd</sup> Street and west of Harper Street. The property is developed with an existing retail building. The property is currently platted and proposes to combine three existing platted ILts 1 and 2 of the Jones Subdivision and Lot 1 Williams Subdivision into a single parcel. The plat will also dedicate a portion of right-of-way for E. 23<sup>rd</sup> Street and vacate some of the existing right-of-way to create a uniform width along the corridor.

### Streets and Access

With this development application two existing curb cuts will be removed. A single access point will be established to at the western end of the property. Cross access is established the front portion of the property. This cross access should be extended to the west property line to accommodate redevelopment of the property to the west of the Orscheln's property. This recommendation is reflected as a condition of approval.

New off-side shared access will be provided with this redevelopment for truck access to Harper Street and a signalized intersection.

## PUBLIC IMPROVEMENTS, INFRASTRUCTURE & SERVICES

### Utilities and Infrastructure

Existing services are provided to this property. New easements are established around the perimeter of the site and the interior easements are vacated to allow development to occur more efficiently.

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<sup>1</sup> With new right-of-way (vacated on Jones Subdivision and dedicated on Williams Subdivision) the site area is 136,234.53 SF (3.128 ac.) Without the dedication and vacation, the site area is 134,284.27 SF (3.083 ac.)

### **Sidewalks**

Sidewalks are required for Major Subdivisions. Sidewalks will be provided as part of the development and will provide a connecting link along the south side of E. 23<sup>rd</sup> Street.

### **Street Trees**

Street trees are required for Major Subdivisions. A master street plan is a requirement of the Final Plat and is a document recorded with the Register of Deeds Office at that time the Final Plat is recorded.

## **CONFORMANCE**

### **Conformance with Subdivision Regulations & Development Code**

The property is being redeveloped and includes rezoning of the residential portion of the site that will be incorporated into the project. The proposed plan conforms with the Subdivision Regulations.

### **Conformance with *Horizon 2020***

The lot is dimensioned and sized appropriately for commercial redevelopment. The property is located within a designated commercial corridor. Access management policies to reduce direct curb cuts to arterial streets will be implemented with this development. This action is also consistent with the adopted 23<sup>rd</sup> Street Corridor Plan. Access restrictions are shown and noted on the proposed Preliminary Plat. The proposed Preliminary Plat is substantially consistent with the land use recommendations of *Horizon 2020*.