

**PLANNING COMMISSION REPORT  
CONSENT AGENDA**

PC Staff Report  
11/15/10

**ITEM NO 1: PRELIMINARY PLAT; CAMPBELL ADDITION; 1.003 ACRES; 204 LONDON CT (SLD)**

**PP-9-7-10:** Consider a Preliminary Plat for Campbell Addition, a 1 lot subdivision containing approximately 1.003 acres, located at 204 Landon Court. Submitted by Landplan Engineering, P.A., for Jeff and Christy Campbell, property owner of record.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Plat of the Campbell Addition and forwarding it to the City Commission for consideration of vacation of easement.

**Applicant's Reason for Request:** Subdivision requirement prior to construction.

**KEY POINTS**

- Property is undeveloped.
- Property is not eligible for minor subdivision review process.

**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**

- Westwood Hills Subdivision original final plat of property.
- Westwood Hills 6<sup>th</sup> Plat a minor subdivision of Lots 10, 11, and 12, Block 1 Westwood Hills.
- City Commission acceptance of easements as shown on the Preliminary Plat and vacation of existing utility easement along the previous common lot line.
- Final Plat submission for administrative review and approval and recording at Register of Deeds Office.
- Building permits prior to construction activity.

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Not required.
- *Downstream Sanitary Sewer Analysis* – Density is decreasing; therefore a DSSA is not required.
- *Drainage Study* – Not required.
- *Retail Market Study* – Not applicable to residential project.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- None

**ATTACHMENTS**

- Preliminary Plat

### Site Summary

Gross Area:	1.003 acres		
Number of Lots:	1	Area of Lot 1:	1.003 acres
Existing ROW:	0 acres	Additional ROW:	0 acres

### GENERAL INFORMATION

Current Zoning and Land Use: RS10 (Single-Dwelling Residential) District; vacant parcel.

Surrounding Zoning and Land Use: RS10 (Single-Dwelling Residential) District in all directions; developing subdivision.

### STAFF REVIEW

The preliminary plat proposes to combine previously platted lots into a single lot. This property was the subject of a minor subdivision approved in 2008. It is not eligible for an additional lot split/reconfiguration through the minor subdivision process.

### Zoning and Land Use

This property is zoned RS10. The purpose of this district is to allow low density residential development. No changes to the base zoning are proposed with this request. The surrounding and intended development is for low density residential development. The proposed lot configuration complies with the lot area and size requirements for the base district.

### Streets and Access

This property is located on the corner of Earhart Circle and Landon Court. Landon Court is not constructed at this time. No additional right of way is needed. Access to this lot is provided via Earhart Circle.

### Utilities and Infrastructure

The property currently has access to water and sanitary sewer lines. An existing easement along the portion of the common property line is being vacated with this plat.

### Easements and Rights-of-way

This plat includes perimeter utility easements to accommodate existing and planned service to the property. The plat includes a note from the original document that adjacent Tract A is a pedestrian/utility easement.



### Conformance

The preliminary plat conforms to the standards and requirements of the Subdivision Regulations and the Development Code.