



MS-12-00014: Village Meadows Second Plat, a minor subdivision replat of Lot 1, Block 1 Village Meadows Subdivision, located at 525 Congressional Drive. Submitted by Landplan Engineering for M & I Regional Properties LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Minor Subdivision, subject to the following conditions:

1. Provision of a revised drawing to show the dimension of the restricted access along Congressional Drive from the centerline of the intersection with W 6th Street 350.
2. Provision of a master street tree plan, mylar and recording fees for this minor subdivision.
3. Submission and approval of public improvement plans per Section 20-811(h) prior to recording of the Minor Subdivision with the Register of Deeds Office.
4. Execution of an agreement not to protest the formation of a benefit district for future geometric and signalization improvements to the intersection of W. 6th Street and Congressional Drive.

Easements are proposed to be vacated with this replat and shall first be placed on the City Commission agenda for approval of the vacations prior to final administrative approval of this replat.

ASSOCIATED CASES

- Z-7-20-11: PRD to RM15 6.1 acres proposed lot 1.
- Z-12-00028 CO to CN2; 1.05 acres proposed lot 3; withdrawn by applicant.
- Z-12-00029 CO and PRD to RM24; 11.93 acres proposed lot 2.

KEY POINTS

- This Minor Subdivision proposes to create two new lots from a single large lot.
- Interior utility and access easements are proposed to be vacated with this application.
- KDOT controls access along the W. 6th Street frontage and for 350' north of the intersection of W. 6th Street and Congressional Drive, along the Congressional Drive frontage.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, adopted January 10, 2012.

OTHER ACTION REQUIRED

- Approval of easement vacation by the City Commission;
- Provision of a mylar copy of the Minor Subdivision Plat, an executed Master Street Tree Plan, and the appropriate recording fees; and .
- Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.

GENERAL INFORMATION

Current Zoning and Land Use: PRD [Village Meadows] Planned Residential Development and CO (Commercial – Office) District [Proposed rezoning to RM15 and RM24]; undeveloped land.

Surrounding Zoning and Land Use: OS (Open Space) District and PCD [6Wak] Planned Commercial Development to the east. Wal-Mart and undeveloped commercial pad sites.

RMO (Multi-Dwelling Residential-Office) District to the south. Existing apartments and vacant lot.

UR (Urban Reserve) to the west; undeveloped land.

PRD [Parkwest PRD; Camson Villas east of Eisenhower, Park West Gardens west of Eisenhower Drive] and OS (Open Space) District to the north existing multi-dwelling and future undeveloped park.

STAFF REVIEW

This property is located on the north side of W. 6th Street and on the west side of Congressional Drive. The north property line is bounded by Overland Drive. The property was originally platted in 2007 as Village Meadows, a single lot subdivision. The intended development included planned residential development for a “continuing care retirement center”. This would have provided housing options for independent living as well as assisted living. The development plan for this property was abandoned. A revised development, utilizing conventional multi-family zoning, is proposed for this property.

SITE SUMMARY	
Total Area	17.9 acres
Existing Lot	1
Proposed Lots	2
Lot 1	6.0 acres
Lot 2	11.9 acres

The intent of this minor subdivision is to create two lots reflecting the intended zoning district boundaries for future development. Lot 1 was requested for RM15 zoning [Z-7-20-11] and unanimously recommended for approval by the Planning Commission on July 23, 2012. Lot 2 is proposed for RM24 zoning [Z-12-00029] to be considered by the Planning Commission on August 20, 2012.

Infrastructure

The property is currently undeveloped. Sanitary sewer service must be extended to serve proposed Lot 2 with this application. Public Improvement Plans are required for this development. The original approval included the execution of an agreement not to protest the formation of a benefit district related to street and intersection improvements. This document should be re-executed as a condition of the approval to provide for future intersection improvements. The existing street network has been constructed with public sidewalks along all frontages. No additional sidewalk is required at this time. Sidewalks will be included as an element of review with a specific site plan for the property as development plans are defined for the two lots. The proposed minor subdivision would retain the perimeter easements as shown.

The Kansas Department of Transportation (KDOT) has acquired access control along W. 6th Street and the south portion of Congressional Drive. The access to Lot 2 will be required to comply with the access limitations. Access control is shown on the face of the drawing.

Utility and Access Easements

The original plat included dedications of interior easements to accommodate a specific development. That plan has been abandoned. As such the interior easements are no longer applicable and must be vacated to accommodate a new development plan for the property. As noted, the sanitary sewer will need to be extended but will be accommodated within the perimeter easements that will remain.

Easements are proposed to be vacated with this replat and shall first be placed on the City Commission agenda for approval of the vacations prior to final administrative approval of this replat. This application includes an exhibit of the existing easements to be vacated and retained.

- All interior utility, drainage, and access easements are proposed to be vacated with this minor subdivision.
- Only perimeter utility easements will be retained with this minor subdivision.

The original plat also included access easements that would allow vehicular circulation through the development and provide connectivity to the undeveloped property to the west. Typically, streets are required to be extended to the property line to facilitate an orderly and efficient development pattern. Rather than public streets, a Planned Unit Development is allowed to include private streets [within dedicated access easements]. This revised minor subdivision proposes to vacate the interior access easements that would have provided secondary access to the adjacent undeveloped property to the west.



Review of a specific development for the property will need to include consideration of access to adjacent property. *Transportation 2030* states: "Advance planning of neighborhood street patterns should be required to avoid local-arterial street connection." Page 55. Additional review of the property with the submission of a specific development plan may include the need to provide connectivity to adjacent parcels and future dedication of access easements.

CONCLUSION

The new lot exceeds the minimum lot area requirement for the zoning district. The zoning boundary is not altered by this request.

