



September 4, 2012

**MS-12-00092:** Grand Addition No. 2, a minor subdivision/replat of Lot 1 and Lot 30, Grand Addition. A four-lot division located at 3400 and 3401 Aldrich Street. Submitted by Dean Grob for Jerry Willis, Grand, LLC, property owners of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for Grand Addition No. 2, subject to the following conditions:

1. Provision of an executed Master Street Tree Plan per Section 20-810(g) per the City Horticulture Manager's approval.
2. Provision of a revised Minor Subdivision plat with the following changes:
  - a. Provide a note on the face of the drawing to indicate the date of approval and the specific variance granted.
  - b. Provide additional dimension along the east side of Lot 1, Block 1 to dimension the new utility and pedestrian easement. Show distance from Lot corner to south end of easement.

**KEY POINTS**

- This request is for the division of two lots into four lots located on the north and south sides of Aldrich Street. The property is being divided to accommodate two new duplex structures on the resulting new lots.
- Each lot is currently developed with a duplex structure.

**SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.
- Section 20-810(e)(5)(i) requires 150 ft of right-of-way for arterial streets.
- Section 20-811 (C) requires sidewalks on both sides of a street.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Submittal of signed mylar copy and recording fees for recording of Minor Subdivision at the Register of Deeds.
- The applicant shall provide certification that all taxes that are due and payable have been paid prior to the recording of the plat.

**GENERAL INFORMATION**

Current Zoning and Land Use: RM12D (Multi-Dwelling Residential) District; existing duplex lots.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District; residential development to the north, existing subdivision.

RM12D (Multi-Dwelling Residential) District; to the west and south. Open area surrounding subdivision is platted as dedicated drainage easement and encumbered by regulatory floodplain.

PD – [Meadows Place PRD] to the east; Existing residential development and floodplain for Atchison Tributary.

**SITE SUMMARY**

Area	1.234 acres
Number of Existing Lots:	2
Lot 1, Block 1	28,287 SF
Lot 30, Block 1	25,484 SF
Number of Proposed Lots:	4
North Side of Aldrich Street	
Lot 1, Block 1	16,778 SF
Lot 2, Block 1	11,509 SF
South Side of Aldrich Street	
Lot 1, Block 2	13,916 SF
Lot 2, Block 2	11,566 SF

**STAFF REVIEW**

This minor subdivision includes the division of two developed lots into four lots to facilitate additional development along Aldrich Street. Lot 1 and Lot 30, Block 1 of the original subdivision were platted as large lots with significant easement adjacent to Kasold Drive. This large easement provided dedicated space for the multi-use path, utilities, and a landscape berm along Kasold Drive. Per Section 20-801(e)(2) of the Subdivision Regulations, a Lot of Record or Parcel in the city that was created before the effective date of this article may be used for residential purposes for a detached dwelling or for another use that is allowed in the UR (Urban Reserve) District without further review under this article, until such lot of record or parcel is further subdivided. The subject property consists of two platted lots, which were created prior to the effective date of the Subdivision Regulations, but the division of these lots requires approval through a Minor Subdivision/replat. The lots being created through this Minor Subdivision conform to the minimum dimensional and area requirements of the RM12D zoning District.

**RIGHT-OF-WAY**

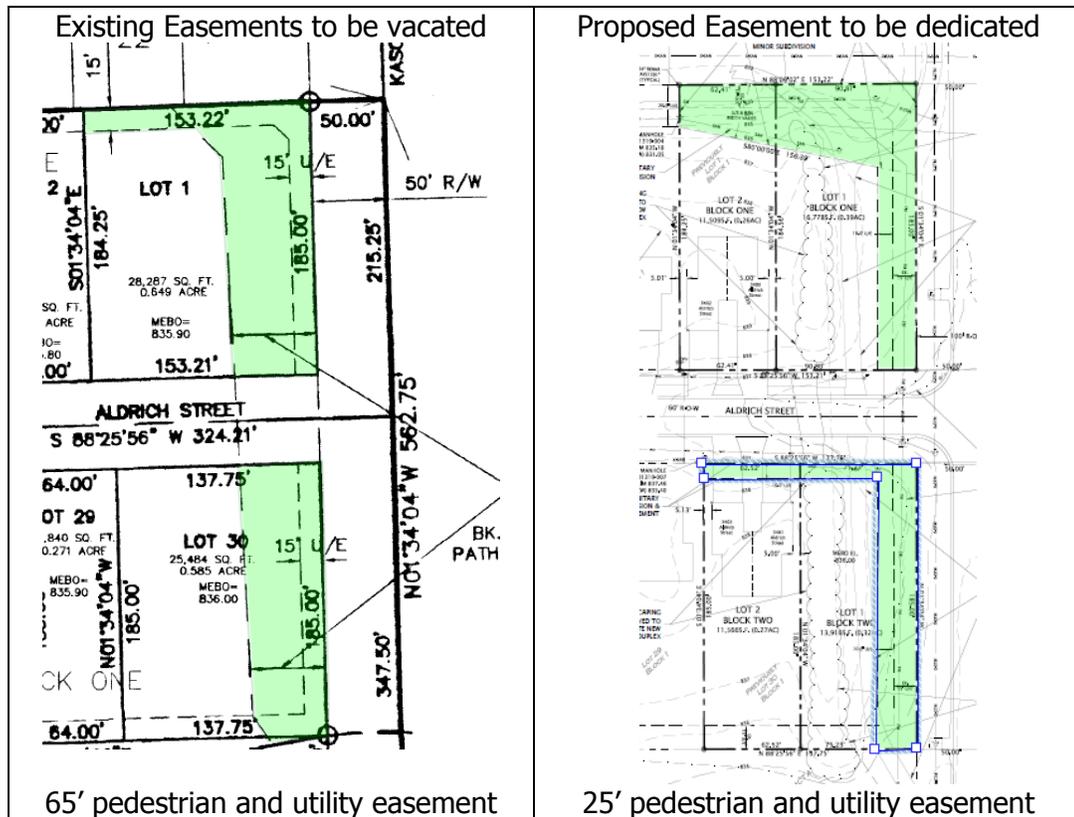
The Major Thoroughfares Map classifies Aldrich Street as a local street and Kasold Drive as a principal arterial street. The Subdivision Regulations require 60 ft. of right-of-way for local streets and 60 ft. was dedicated with the Grand Addition. No additional right-of-way is required for Aldrich Street. A principal arterial street requires 150' in the current design standards. A total of 50' was dedicated for Kasold Drive as per the design standards at that time. A principal arterial street without a median required only 100' of right-of-way at the time this property was originally platted. This segment of Kasold Drive was reconstructed last year. The City Engineer indicated he would have no objection to a variance from the requirement to dedicate additional right-of-way. The Planning Commission will consider the variance at their meeting scheduled for September 24,

2012 from the requirement in Section 20-810(e)(5)(i) to provide 150 ft of right-of-way for a principal arterial to allow the Kasold Drive right-of-way to remain at 100 ft at this location. This variance should be noted on the plat prior to recording the drawing with the Register of Deeds Office.

In addition to public streets, sidewalks are also required on both sides of a street per Section 20-811 (c). This project includes a variance from providing a sidewalk along the south side of Aldrich Street. The City Engineer indicated he would have no objection to a variance from the requirement to construct a sidewalk along this street segment. The Planning Commission will consider the variance at their meeting scheduled for September 24, 2012 from the requirement in Section 20-811(c) to provide a sidewalk on both sides of the street. This variance should be noted on the plat prior to recording the drawing with the Register of Deeds Office.

### UTILITIES/EASEMENTS

Adequate utilities are available to serve the lots. This project includes the vacation of several existing easements originally platted to accommodate the creation of the new lots and developable area within these new lots. The vacation request is being processed through the Public Works Department and scheduled to be considered by the City Commission on September 18, 2012.



The current 15' perimeter easement along Kasold Drive would remain. The existing utility and pedestrian easement would be reduced from 50' to a 10' utility easement as shown on the

proposed minor subdivision drawing. A new utility and pedestrian easement will be dedicated across the northern portion of Lots 1 & 2, Block 1.

The existing recreation path, located in the existing easement will be relocated into the existing right-of-way at the developers expense with this project. Some additional dimension of the drawing is recommended to clearly identify the new utility and pedestrian easement.

#### ACCESS

Aldrich Street provides direct access to the lots. Direct access to Kasold Drive is not recommended or proposed with this project.

#### MASTER STREET TREE PLAN

A Master Street Tree Plan is required with this plat. The street tree plan requires revision to the legal description and the City Horticulture Manager suggested other species than the proposed Maple. A Master Street Tree Plan, which is acceptable to the City Horticulture/Forestry Manager, must be executed prior to the recording of the minor subdivision plat.

**Conclusion:** The Minor Subdivision, as conditioned, and with the variances pending approval by the Planning Commission, conforms to the approval criteria in Section 20-808(d) conforms to the approval criteria in Section 20-808(d) of the Subdivision Regulations.