



October 12, 2012

MS-12-00033: Parkway Plaza No. 5, a Minor Subdivision Replat of Lot 3 and Lot 2B, Parkway Plaza No 4 located at 3512 and 3514 Clinton Parkway. Submitted by Landplan Engineering, P.A. for James G Hruska, Lori Toren, and Falgers, Inc., property owners of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Parkway Plaza No. 5, subject to the following conditions:

1. The plat shall be placed on the Planning Commission agenda for variance from the minimum right-of-way requirements in Section 20-810(5)(i). Approval of the variance is required before recording of the Minor Subdivision.

KEY POINTS

- Per Section 20-808(c)(5) of the Subdivision Regulations, only one lot combination or division may be approved through the minor subdivision process. This minor subdivision is reconfiguring the interior lot lines, therefore it does not count toward this limitation. This is noted on the plat.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Placement on the Planning Commission agenda for variance from the minimum right-of-way requirements in Section 20-810(5)(i).
- Placement of Minor Subdivision on City Commission agenda for acceptance of dedications.
- Submittal of signed mylar copy, executed Master Street Tree Plan 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: PCD-Parkway Plaza (Planned Commercial Development) District; *Retail Sales and Eating/Drinking Establishment.*

Surrounding Zoning and Land Use: To the north: PCD-Parkway Plaza (Planned Commercial Development) District; *Food and Beverage Sales.*

To the east: PCD-Parkway Plaza (Planned Commercial

Development) District; a bank, *Financial Office*

To the south: RSO (Single-Dwelling Residential-Office) District; *Health Care Office or Clinic* and PRD-Parkway Commons (Planned Residential Development) District; *Multi-Dwelling Structure*.

To the west: PCD-Parkway Plaza (Planned Commercial Development) District; bank ATM

SITE SUMMARY

Area	215,938 sq ft (4.96 acres)
Number of Existing Lots:	2
Number of Proposed Lots:	2

STAFF REVIEW

This minor subdivision reconfigures the interior lot line to accommodate an outdoor patio that was constructed over the property line.

RIGHT-OF-WAY

Clinton Parkway is classified as a principal arterial. Per Section 20-810(e)(5) of the Subdivision Regulations a principal arterial requires 150 ft of right-of-way. Clinton Parkway has a variable right-of-way in this location but it does not comply with the 150 ft of right-of-way. The Minor Subdivision shall be placed on the Planning Commission agenda for approval of variance from the minimum right-of-way requirement.

UTILITIES/EASEMENTS

No new utilities are being proposed; however a new easement is being dedicated. Utilities Department design criteria require that permanent easements for sanitary sewer be a minimum of 15 feet in width and increase in width according to pipe depth. A 15 ft wide utility easement is required for the sanitary sewer main located west and south of the building on Lot 1 and a 20 ft wide utility easement is required along the south side of Lot 2. Per Section 20-807(f)(1)(iv) all existing and/or proposed easements and utilities shall be shown on the plan. The existing sanitary sewer and water lines must be shown on the plan. A note should be added to the plat indicating that trees shall not be planted within 8 ft of a utility line.

ACCESS

The lots are part of a planned commercial development and access is taken through the development to W 22nd Street, Quail Creek Drive or Kasold Drive. No access is permitted onto Clinton Parkway and this access restriction is shown on the plat.

MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved with this Minor Subdivision/Replat. An executed Master Street Tree Plan shall be provided to the Planning Office for recording with the Minor Subdivision.

Conclusion: The Minor Subdivision, as conditioned, conforms to the approval criteria in Section 20-808(d) of the Subdivision Regulations.