

MS-12-00295: Plat of Levee Right-of-Way, a replat of Lots and parts of lots generally located west of N. 1st Street that define a portion of the Kansas River Levee within the boundary of the area to be platted by the North Lawrence Riverfront Subdivision (PP-2-1-12). Submitted by Landplan Engineering and Paul Werner Architects for the City of Lawrence, Douglas County Kaw Drainage District, and Kaw River Estates, LLC property owners of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Minor Subdivision subject to the acceptance of the easements and rights-of-way by the City Commission and subject to approval of the vacation of right-of-way by the City Commission.

ASSOCIATED CASES

- PP-2-1-12; preliminary plat Lawrence Riverfront Subdivision.
- Z-12-29-11; Z-12-30-11; Z-12-32-11; Z-12-33-11; Z-12-34-11; Z-12-35-11; Z-12-36-11 from IG (General Industrial), CS (Commercial Strip) and OS (Open Space) Districts to CD (Downtown Commercial) District; 20.36 total acres including rights-of-way approved by the Planning Commission on February 27, 2012. City Commission approved the zoning on May 1, 2012.

KEY POINTS

- This Minor Subdivision proposes to define a portion of the levee as right-of-way.
- As levee right-of-way there will be no street tree plan.
- The boundary of the levee is substantiated by existing levee construction documents on file with the City Public Works Office and approval by the U.S. Army Corps of Engineers.

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

- Provision a mylar copy of the drawing and appropriate recording fees.
- Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.

GENERAL INFORMATION

Current Zoning and Land Use: IG (General Industrial), CS (Commercial Strip) and OS (Open Space) Districts. Pending publication of an ordinance for CD (Downtown Commercial) District.

Surrounding Zoning and Land Use: To the west: Kansas river

To the north and south: OS (Open space) District, Riverfront Park and levee.

To the east: IG (General Industrial), CS (Commercial Strip) and OS (Open Space) Districts. Pending publication of an

ordinance for CD (Downtown Commercial) District;
existing residential and commercial uses

SITE SUMMARY

Total Area	9.230 acres
Number of existing lots	multiple
Proposed lot	0
Property Owners included:	<ol style="list-style-type: none">1. Kaw Drainage District2. The City of Lawrence3. Kaw River Estates LLC

STAFF REVIEW

This request is being processed as a minor subdivision to accommodate an appropriate review of the request and to document and record the intended result as new public right-of-way. This review is a subset of the preliminary plat (PP-2-1-12; Lawrence Riverfront Subdivision) currently being considered by staff and to be considered by the Planning Commission on a future agenda.

This property is located along the east bank of the Kansas River. The east boundary of the OS district represents the currently defined levee area that includes the actual levee structure and the associated construction easement. The purpose of this minor subdivision is to establish a clear and definitive boundary of the levee structure in anticipation of redevelopment of the area. This minor subdivision will vacate excess right-of-way. In some cases, new right-of-way will be dedicated. Approval of this request allows a clear establishment of the boundary of the levee for future development purposes.

The resulting parcels that are vacated by this minor subdivision will become tracts of land that will be incorporated into a future preliminary and final plat as a pre-development action for this area.

CONCLUSION

The purpose of this request is to clearly define the boundary of the levee as it relates to future development anticipated to the east of the levee generally known as the North Mass redevelopment.