

June 10, 2014

**MS-14-00185:** Haskell Light Addition, a Minor Subdivision Replat of Lots 74, 75, and 76 Breezedale Addition, located at 135 and 137 Pawnee Avenue. Submitted by Landplan Engineering, PA for Lutheran Association Missionaries & Pilots US, Inc., property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for Haskell Light Addition subject to the following conditions:

1. The Minor Subdivision shall be revised with the following change:
  - a. The sidewalk along Pawnee Avenue shown and dimensioned or the following note added to the plat: *"A 5 ft wide sidewalk adjacent to Pawnee Avenue will be installed by the property owner."*
  - b. Spacing revised to provide a separation between the Register of Deeds information and the Surveyor's Certification.
  - c. Miscellaneous items on the plat removed (lamp post, overhead wires, etc); only the access drives and the structures, with dimensions to the lot lines, and the easements are required.

#### **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 except that lot line adjustments or mergers that do not increase the total number of lots may be accomplished through the Minor Subdivision/Replat process even if the property had previously been part of a Minor Subdivision or Replat. Any future lot divisions or combinations, except lot line adjustments, will require approval through the Major Subdivision Process.
- Three lots are being combined into one with this Minor Subdivision.
- The property is being replatted to accommodate the development of Haskell Light, a student center, which would have extended across the lot line as previously platted.

#### **SUBDIVISION CITATIONS TO CONSIDER**

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

#### **ASSOCIATED CASES**

- Z-04-06-09: Rezoning of the property from the RS5 to RSO District. Approved by City Commission on July 14, 2009 with adoption of Ordinance No. 8451.
- SP-14-00096: Site plan for Haskell Light student center, a *Social Service Agency* use. Site plan was administrative approved on May 16, 2014, but approval is contingent upon replatting of the property into one lot.

**OTHER ACTION REQUIRED**

- City Commission acceptance of dedication of easements. (*Plat is scheduled for 6/17/14 City Commission*)
- Submittal of signed mylar copy, executed Master Street Tree Plan, and recording fees.
- Certification that all taxes that are due and payable have been paid prior to the recording of the plat.
- Demolition permit obtained from Development Services prior to demolition of structures.
- Building Permit obtained from Development Services prior to any construction on the site.

**GENERAL INFORMATION**

Current Zoning and Land Use RSO (Single-Dwelling Residential-Office) District, *Detached Dwellings*. Property will be redeveloped with a student center, which is classified as a *Social Service Agency* use.

Surrounding Zoning and Land Use To the north, west, and south: RS5 (Single-Dwelling Residential) District; *Detached Dwellings* to the north and west; *Religious Institution* to the south.

To the east: U-HINU (University) District; Haskell Indian Nations University Cultural Center and Museum and parking.

Number of Existing Lots: 3

Number of Proposed Lots: 1

**STAFF REVIEW**

The property within this subdivision consists of 3 platted lots (Lots 74-76 Breezedale Addition) which had been divided by deed into 2 parcels, each consisting of a lot and a part of a lot. (Figure 1) The property is currently developed with 2 residences, one on each parcel. The proposed student center will be located across the dividing lot line; therefore it is necessary to replat the property into one lot.

The property is located within the boundary of the Breezedale Neighborhood. Public improvements are in place to serve the existing neighborhood and are not required for this land division.

**RIGHT-OF-WAY**  
Pawnee Avenue is classified as a local street in the Major Thoroughfares Map and



**Figure 1a.** Subject property contains 3 platted lots (divided by deed into 2 parcels). Dashed lines show the lots, parcels are outlined with solid lines.



**Figure 1b.** Current development of subject property.

require 60 ft of right-of-way. Adequate right-of-way, 70 ft, was dedicated with the Breezedale Addition plat; therefore, no additional right-of-way is required.

#### DIMENSIONAL REQUIREMENTS

Lots in the RSO District must have a minimum lot area of 5,000 sq ft and a minimum lot width of 50 ft. The proposed lot will be 15,624 sq ft in area with a lot width of 125 ft. The proposed lot is compliant with the requirements of the RSO District.

#### UTILITIES/EASEMENTS

A 10 ft wide utility easement is provided along the south side of the property to accommodate the existing sanitary sewer main. A 5 ft utility easement is being provided along the east side of the property to accommodate electric and other private utilities.

#### ACCESS

The property has frontage on Pawnee Avenue, a local street. Currently the property has 2 access points onto Pawnee, one from each parcel. There will be no parking spaces provided on the subject property; therefore, no access points onto Pawnee Avenue are required. The existing access drives will be removed with the development of the student center. Off-street parking for the development will be provided on the adjacent Haskell Indian Nations University per a shared-parking agreement.

City Code requires sidewalks on both sides of the streets. A 5 ft wide sidewalk is required on the subject property. Sidewalks are typically shown on the plats; however, in this case the sidewalk will border the off-street parking. Given the irregular shape of the sidewalk, the layout doesn't need to be shown on the plat, but the plat should note that a 5 ft wide sidewalk will be installed.

#### MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. Existing trees will remain to serve as street trees, and 2 new street trees will be added.

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