



MS-14-00415: Diamond Heights, a Minor Subdivision/Replat of Lot 10, Block One, Diamondhead, and Lots 10 & 11, Block Two, Langston Heights Addition, Lawrence, Douglas County, Kansas. Submitted by Landplan Engineering for Ralph S. Bauer and C. Shaffia Laue, the property owners of record.

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

1. City Commission approval of the utility easements being vacated and acceptance of the dedication of new utility easements shown on the minor subdivision plat.
2. Provision of an original mylar of the Minor Subdivision Plat bearing the notarized signature(s) of the property owner and the Land Surveyor's signature and seal; an executed Master Street Tree Plan; and, the appropriate recording fees.
3. Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.

ASSOCIATED CASES

none

KEY POINTS

- This Minor Subdivision proposes to adjust the rear lot lines of three lots. Lot 10, Block One, in Diamondhead Addition will gain land area from Lots 10 & 11, Block Two, in Langston Heights Addition. The number of lots does not change; just the land area of each lot will change with the minor subdivision plat.
- Several existing utility easements will be vacated by the minor subdivision. New easements are proposed and will be dedicated with the minor subdivision.
- WOW and Westar have utility infrastructure in the easement at the back of the existing lot lines. Their utility infrastructure will be relocated to follow the new easement provided along the new rear lot lines.
- AT&T has utility infrastructure in the utility easement at the back of the existing lot lines that will not be relocated to the new easement. The existing easement width will be reduced to 10' for their utility infrastructure.
- The City Commission must accept the vacation of existing easements and dedication of new easements proposed for the minor subdivision.

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, and included in the Development Code as Article 8 of Chapter 20 in the City Code, 2013 edition.

OTHER ACTION REQUIRED

- City Commission approval of the utility easements being vacated and acceptance of the dedication of new utility easements shown on the minor subdivision plat.



- Provision of an original mylar of the Minor Subdivision Plat bearing the notarized signature(s) of the property owner and the Land Surveyor's signature and seal; an executed Master Street Tree Plan; and, the 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: RS7 (Single-Dwelling Residential) District. Vacant undeveloped residential lots.

Surrounding Zoning and Land Use: RM24 (Multi-Dwelling Residential) District to the north. Undeveloped land.

RS7 (Single-Dwelling Residential) District to the south, east and west. Residential homes to the east and southeast. Undeveloped lots to the southwest and west in a newly developing subdivision.

SITE SUMMARY			Proposed	
Total Area: 49,421 sq. ft.	Lot	Existing Lot Area	Lot	Lot Area
Number of existing lots	3	Lot 10, Block One, Diamondhead	Lot 1	25,966 sq. ft.
		Lot 10, Block Two, Langston Heights	Lot 3	12,378 sq. ft.
		Lot 11, Block Two, Langston Heights	Lot 5	11,077 sq. ft.
Minimum required Lot Area for the RS7 District			7,000 sq. ft.	

STAFF REVIEW

The minor subdivision was submitted for the purpose of adjusting the rear lot line of the three lots associated with this plat. The three lots are owned by the same individuals. The cul-de-sac lot on Blue Nile Drive will increase in size by gaining lot area from the rear yard of the other two lots which have frontage on Serenade Drive and Silver Rain Road in the new subdivision known as Langston Heights. All three lots are zoned RS7 District. The resulting lot sizes exceed minimum code standards for the RS7 District.

Several utility easements that follow existing lot lines are shown to be vacated on the minor subdivision. New utility easements will be dedicated in their place on the minor subdivision; the



new easements will be centered on the adjusted rear lot line created by the plat. No city utilities are present in those easements proposed to be vacated. Westar, WOW and AT&T utility lines are located in the existing easement. Westar and WOW have agreed to relocate their utility lines to the new 15' utility easement (which is centered on the new rear lot line) at the expense of the property owner. The AT&T line will remain in its current location in a smaller 10' utility easement due to the high relocation costs associated with moving it.

Per Section 20-802(d)(3) in the Subdivision Regulations, mailed notice was provided to all property owners of record within 200 feet of the subject property informing them of the application filed in the Planning and Development Services Department. The notice generally described the purpose for the minor subdivision plat and the need for City Commission approval of the vacation of easements and acceptance of the dedication of new easements on the plat. This action is scheduled to happen at the October 21st City Commission Meeting.

CONCLUSION

The new lots conform to the minimum lot dimensional and lot area requirements for the RS7 zoning district. The zoning district boundary is not affected in any way by this request.

Staff finds that this Minor Subdivision does not alter or adversely affect the character of the neighborhood.