

**MS-14-00472:** Solid Waste Facility Addition, a one-lot Minor Subdivision Replat of Lots 1 and 2, Penske Addition. The property contains approximately 11 acres and is located at 2201 and 2300 Kresge Rd. Submitted by the City of Lawrence, property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for Solid Waste Facility Addition subject to the following condition:

1. The Minor Subdivision shall be revised with the following changes:
  - a. Revise the Floodplain Note to reference both the 2010 FEMA Flood Insurance Rate Map and the 2014 Preliminary FEMA Flood Insurance Rate Map.
  - b. Add the following note: *"A 5 ft wide sidewalk will be installed along Kresge Road with the development of the property."*

**KEY POINT**

- Two lots are being combined into one with this Minor Subdivision. 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.

**SUBDIVISION CITATIONS TO CONSIDER**

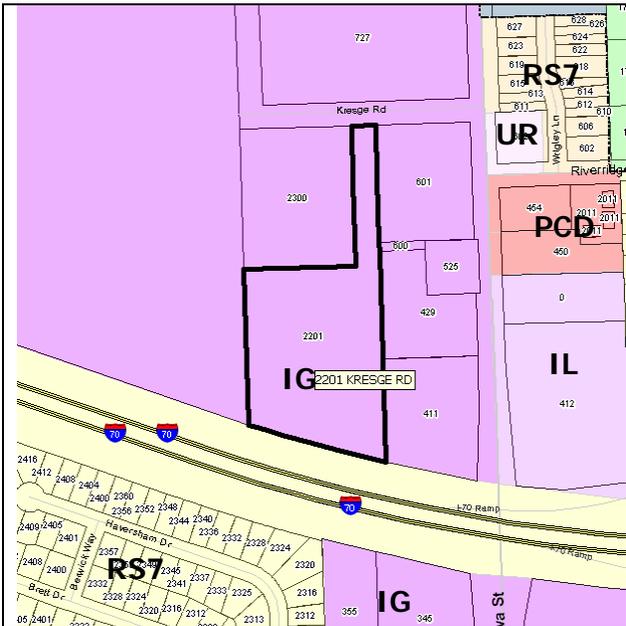
- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Submittal of a signed mylar copy of the Minor Subdivision, an executed Master Street Tree Plan, and recording fees for recording with the Douglas County Register of Deeds.
- Administrative review and approval of site plan, SP-14-00470, for construction of the City Household Hazardous Waste and Solid Waste Facilities
- Building Permit obtained from Development Services prior to construction.

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use	IG (General Industrial) District; property was previously developed as a truck terminal/depot but that use has been abandoned. The site contains a building for truck maintenance and various asphalt paved parking areas.
Surrounding Zoning and Land	To the north: IG (General Industrial) District; pet food manufacture, <i>General Industrial</i> To the west IG (General Industrial) District; warehouse, <i>Wholesale Storage and Distribution</i> ; To the east: IG (General Industrial) District; various uses, <i>Construction Sales and Services, Wholesale Storage and</i>

	<p><i>Distribution, and Administrative Offices.</i></p> <p>To the south (south of the I-70 right-of-way):  IG (General Industrial) District; <i>Wholesale Storage and Distribution; and</i>  RS7 (Single-Dwelling Residential) District; <i>Detached Dwellings</i>  (Figure 1)</p>
Legal Description:	The property, currently platted as Lots 1 and 2, Penske Addition, is being replatted as Lot 1, Solid Waste Facility Addition.
Number of Existing Lots:	2
Number of Proposed Lots:	1



**Figure 1.** Zonings in the area. Subject property is outlined.



**Figure 2.** Land use in the area.

**STAFF REVIEW**

The minor subdivision will combine 2 platted lots into 1 to accommodate the development of the new City Household Hazardous Waste Facility and Solid Waste Facility. As the new facilities will encumber both lots it is necessary to replat to remove the interior lot lines.

Public improvements are available and will be extended as necessary to serve the subject property.

The property is not encumbered with the floodplain; however, as the 2014 Preliminary FEMA Flood Insurance Rate Maps are available, the Floodplain Note should be revised to reference both the 2010 and 2014 maps.

## RIGHT-OF-WAY

The property is bounded by Kresge Road on the north and I-70 on the south. Kresge Road is classified as a local street in the Major Thoroughfares Map and has a right-of-way width of 80 ft in this location. Per Section 20-810(e)(5) of the Subdivision Regulations, a minimum of 60 ft of right-of-way is required for a local street. I-70 is classified as a freeway in the Major Thoroughfares Map and right-of-way width is determined by the Kansas Turnpike Authority. I-70 was recently improved to 6 lanes and approximately 310 ft of right-of-way is provided at this location. The existing right-of-way width for Kresge Road is compliant with the Subdivision Regulations Design Standards.

## DIMENSIONAL REQUIREMENTS

Lots in the IG 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 10.96 acres (477,417 sq ft) in area with a lot width of 451 ft. The proposed lot is compliant with the dimensional requirements of the IG District.

## UTILITIES/EASEMENTS

The following utility easements were dedicated previously:

- 1) A utility easement along the east side of the property was dedicated to the County by separate instrument in 1958, prior to annexation of the property, for the extension of a sanitary sewer line. This utility easement varies from 15 to 14 feet, due to a jog in the property line and will be dedicated to the City with this plat.
- 2) A sanitary sewer easement located in the southeast corner of the property was dedicated to the City by separate instrument in 2007.
- 3) A 10 ft wide utility easement along the west property line was dedicated with the Penske Addition Final Plat.

The only new easement being provided with this minor subdivision is a drainage easement which is 15 ft wide near the west property line and 30 ft wide along the south property line. This easement will direct stormwater to a detention pond in the southern portion of the property. The stormwater engineer indicated that a drainage easement was not necessary for the detention pond.

The Minor Subdivision will be placed on the City Commission agenda for acceptance of dedications.

## ACCESS

The property has frontage on Kresge Road and I-70. Access will be taken from Kresge Road in two locations, one on the east side of the property and one on the west. The frontage width of 451 ft is compliant with the Development Code standard permitting one driveway opening shall be allowed per 200 ft of continuous street frontage on a local street (Section 20-915(f)).

City Code requires sidewalks on both sides of the streets. A 5 ft wide sidewalk is required on the subject property. The site plan shows a 5 ft wide sidewalk being constructed along the Kresge right-of-way. This should be shown or noted on the Minor Subdivision.

#### MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. With approximately 451.50 ft of frontage along Kresge Road, 12 street trees are required. 12 street trees are provided on the Master Street Tree Plan for Kresge Road. Street trees are not provided along I-70 due to the width of the right-of-way (the roadway is approximately 75 ft from the right-of-way line) and the fact that the Kansas Turnpike Authority (KTA) does not allow the placement of trees within their right-of-way. A Master Street Tree Plan and graphic were submitted and approved.

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