

January 14, 2015

MS-14-00487: 27 Iowa Addition, a Minor Subdivision/Replat of Lot 1, Skie Subdivision, 3rd replat of part of Lot 2, Auto Plaza Subdivision, an addition in the city of Lawrence, Douglas County, Kansas, Submitted by LandPlan Engineering for Michael Boyd of TMD Iowa, LLC, the property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for 27 Iowa Addition subject to the following condition:

1. The Minor Subdivision shall be revised with the following changes:
 - a. Dedication of access easements as shown in the attached plat. The access easements vary in width averaging 25' and will allow shared internal circulation throughout the parking lot.

KEY POINT

- The number of existing lots is 1. The number of proposed lots is 2. The subdivision of Lot 1 will create a second lot with 44,259 sq. ft. in area and reduce Lot 1 from 413,259 sq. ft. in area to 369,100 sq. ft. in area. 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

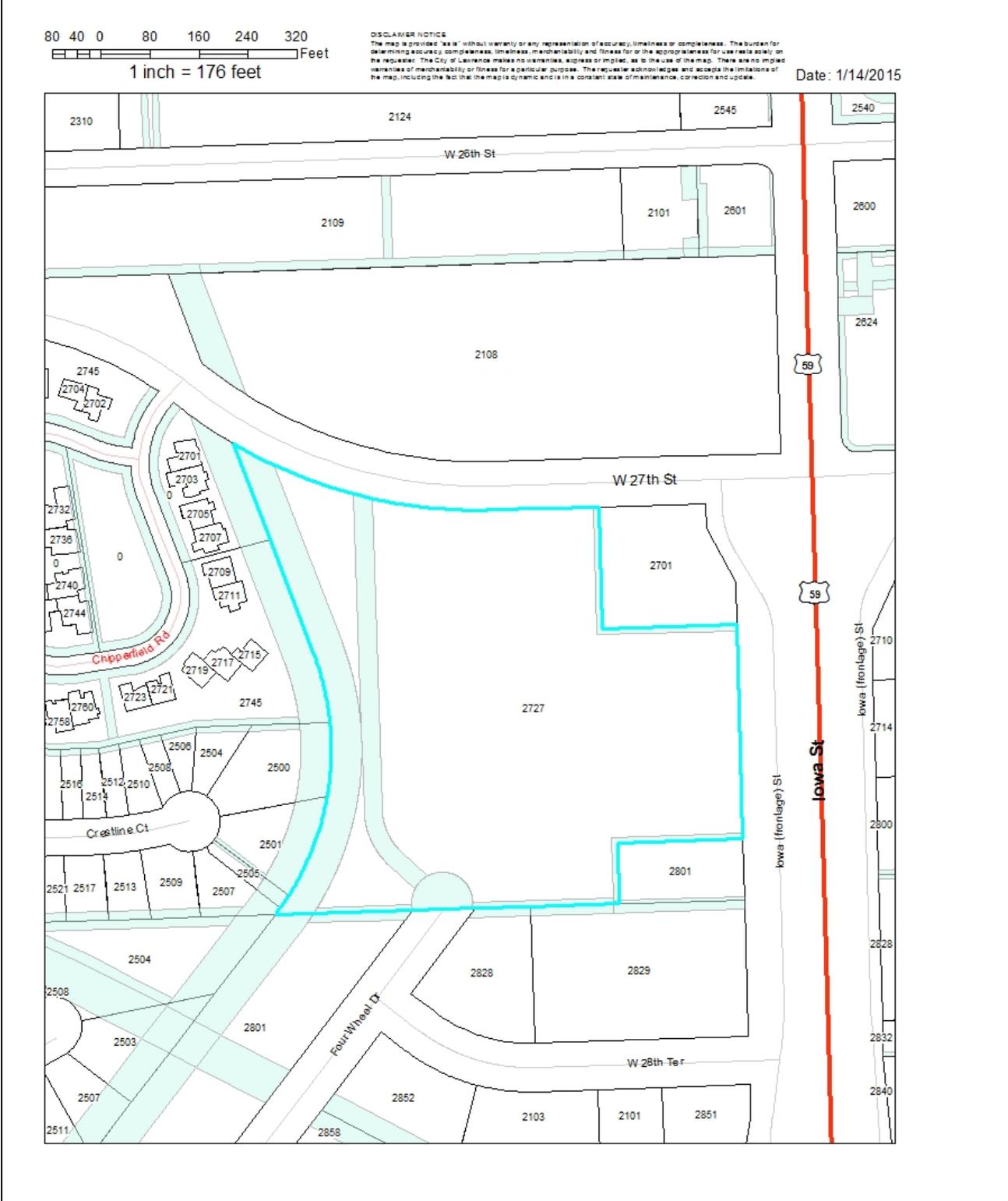
- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

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.

GENERAL INFORMATION	
Current Zoning and Land Use	CS (Strip Commercial) District
Legal Description:	The property currently platted as Lot 1, Skie Subdivision, 3 rd replat of part of Lot 2, Auto Plaza Subdivision is being replatted as Lots 1 and 2 of 27 Iowa Addition.
Number of Existing Lots:	1
Number of Proposed Lots:	2

MS-14-00487 - Area map with 2727 Iowa outlined.



STAFF REVIEW

The minor subdivision will create a second lot with 44,259 sq. ft. in area and reduce an existing lot from 413,359 sq. ft. in area to 369,100 sq. ft. in area.

The property is partially encumbered by the floodplain and floodway. The floodplain/floodway is located along the west and southwest property lines. Most of the designated floodplain/floodway area is within an existing 100 ft. drainage easement. There are no plat changes or site improvements proposed with this minor subdivision that are encumbered by the designated floodplain area and no changes to the existing easement are proposed. A plat note has been added as follows: Per FEMA Map Number 20045C0167D, Dated August 5, 2010, portions of this property are located within a "Special Flood Hazard Area", Zone AE and AE-Floodway with Base Flood Elevations ranging from 858 to 862 M.S.L.

RIGHT-OF-WAY

The property is bounded by Iowa St. classified as a frontage street and W. 27th St. classified as a collector street in the Major Thoroughfares Map and has right-of-way widths of 220 ft. and 80 ft. in this location. The existing right-of-way width for Iowa St. and W. 27th St. are compliant with the Subdivision Regulations Design Standards.

DIMENSIONAL REQUIREMENTS

Lots in the CS District must have a minimum lot area of 5,000 sq. ft. and a minimum lot width of 100 ft. The proposed lots will be 369,100 sq. ft. and 44,259 sq. ft. in area with lot widths of 650 and 175 ft. The proposed lots are compliant with the dimensional requirements of the CS District.

UTILITIES/EASEMENTS

Access easements as shown in the attached plat will be added. The access easements vary in width averaging 25' and will allow shared internal circulation throughout the parking lot.

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

ACCESS

The property has frontage on Iowa St. and W. 27th St. Access is existing from Iowa St. frontage road and W. 27th St. and will remain without changes.

City Code requires sidewalks on both sides of the streets. Sidewalks are existing on site. New sidewalks are not proposed or required with this minor subdivision.

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. There is a total of 927 linear feet of frontage with 619 linear feet along W. 27th St. and 353 linear feet along Iowa St. This will require a total of 25 street trees. 26 street trees are proposed to be provided. There are 11 existing trees along W. 27th St. 6 new trees will be provided along W. 27th St. and 9 new trees will be provided along Iowa St. for a total of 26 trees. A revised street tree plan is provided with the minor subdivision.

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

Lot 1, Block One: 17 Trees

Lot 1, Block One: 5 Trees

Along Iowa Street

Lot 2, Block One: 4 Trees

- To receive credit for the preservation of existing trees the tree protection plan must meet the requirements of Section 20-1008 of the Land Development Code. Trees destroyed or receiving major damage must be replaced by trees of equivalent environmental value as specified by the Planning and Development Services Department before occupancy or use, unless approval for their removal has been granted (Ord. 6610). Any trees located within the right-of-way may not be removed without consent of the City.
- Any existing street tree within the City of Lawrence right-of-way cannot be removed without written permission of the City Horticulture/Forestry Manager.
- If existing street trees labeled on this plan die, they will be replaced with a comparable street tree species per approval of the City Horticulture/Forestry Manager.
- All site plans for this district shall illustrate the proposed street tree locations on individual site plan drawings for approval as necessary.

This master street tree plan is enacted into as an agreement between the property owner(s)

_____ and the City of Lawrence.

Michael Boyd
TMD Iowa, LLC

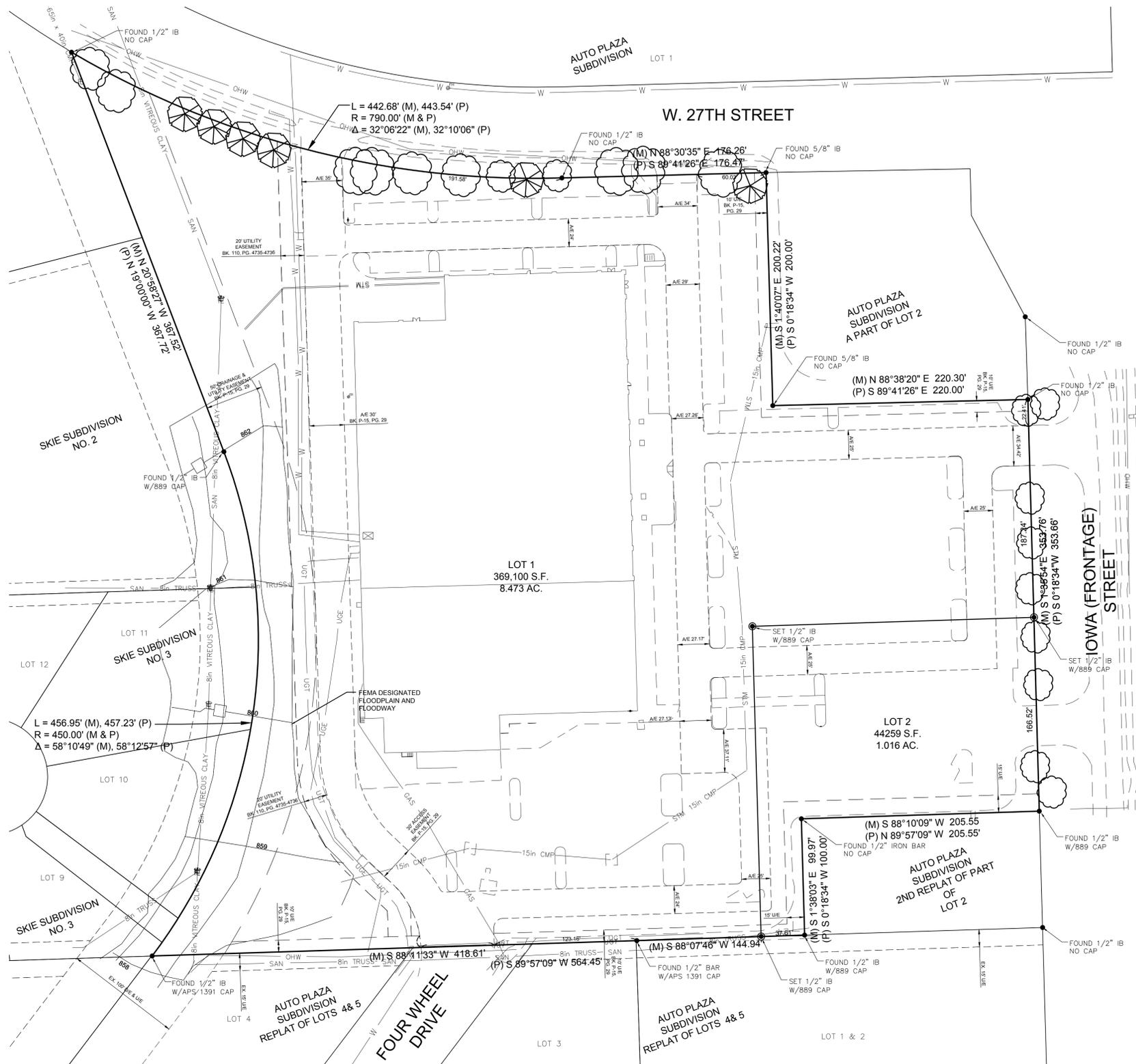
STATE OF KANSAS }
 }
 COUNTY OF DOUGLAS } SS:

BE IT REMEMBERED, that on this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Michael Boyd TMD Iowa, LLC, who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknowledges the execution of the same to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above mentioned.

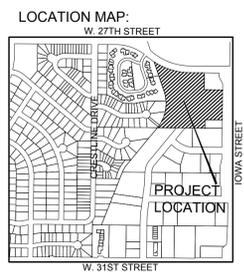
Notary Public

My Appointment Expires:



- MONUMENTATION:**
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
 - FOUND IRON BAR AS NOTED

- LEGEND:**
- (M) MEASURED DIMENSION
 - (P) PLATTED DIMENSION
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - A/E PUBLIC ACCESS EASEMENT
 - D/E DRAINAGE EASEMENT
 - EXISTING TREE
 - ⊗ PROPOSED TREE



SE 1/4, SEC. 11-T13S-R19E
 CITY OF LAWRENCE
 DOUGLAS COUNTY, KANSAS
 NOT TO SCALE

MASTER STREET TREE PLAN
27 IOWA ADDITION
 AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY,
 KANSAS

SW 1/4, SEC. 11-T13S-R20E

