

MS-15-00038: Northwood Addition No. 3, a minor subdivision of Lots 8, 9, 10 in the replat of Lots 5-18, Block 2, Northwood Addition, Lot 1 Minnesota Addition and a portion of W. 4th Street, located at 345 Florida Street. Submitted by Grob Engineering Services, LLC for Roger Johnson, Locust Tree, LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Minor Subdivision, subject to the provision of a master street tree plan, mylar and recording fees for this minor subdivision.

ASSOCIATED CASES

- None

KEY POINTS

- This Minor Subdivision proposes to subdivide four existing lots into 6 lots for residential development.
- This request includes the vacation of 10' of right-of-way along W. 4th Street.
- The existing W. 4th Street right-of-way is approximately 100' wide and is a designated collector street.
- RSO District minimum lot size is 5,000 SF. Proposed lots range from 7,808 to 9,136 SF.

SUBDIVISION CITATIONS TO CONSIDER

- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

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.
- Building Permit obtained from Development Services prior to construction.

GENERAL INFORMATION

Current Zoning and Land Use: RSO (Single Dwelling Residential Office) District; vacant land.

Surrounding Zoning and Land Use: RM24 (Multi-Dwelling Residential) District in all directions; existing residential development:

- Detached dwellings to the north and east along Florida Street.
- Detached dwellings to the south along the south side of W. 4th Street.
- Duplex uses to the west along W. 4th Street
- Multiple Dwelling and duplex uses to the north along the east side of Minnesota Street. Detached dwellings to the northwest along the west side of Minnesota Street.

SITE SUMMARY

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|-------------------------|--|
| Total Area | 46,395 SF |
| Number of Existing Lots | 4 |
| Proposed Lots | 6 |
| Proposed New ROW | 0 |
| ROW Vacated | 10' along N. Side of W. 4 th Street |

STAFF REVIEW

This property is located on the north side of W. 4th Street between Florida Street and Minnesota Street. The approval of this minor subdivision will facilitate development of duplex lots. The property is currently platted with three lots that front to Florida Street and one lot that fronts to Minnesota Street. If approved, four lots will be created with frontage to Florida Street and two lots will be created to front to Minnesota Street.

This property along with a parcel located at 330 Minnesota Street is located within the same RSO (Single-Dwelling Residential Office) District. The surrounding area is developed with a variety of residential uses. The proposed development of the property is for duplex uses that will be located on individual lots. Duplexes are an allowed use in the RSO district. Duplexes are structures containing two dwelling units on each lot. They are not attached dwellings, also a permitted use in the RSO District, which the use requires each unit to be located its own lot.

Sidewalks and Street Trees

City forestry staff inventoried all existing right-of-way street trees. Staff supports saving and protecting two remaining "quality Oak species" street trees located along the Florida Street right-of-way. This would require no digging within the drip line where possible. The applicant representative was asked to consider this request and sidewalk placement would be determined and placed away from the trees if they were saved. There is an existing 6" water line located approximately 6' from the back of the Florida Street curb that may complicate the placement of street trees as these lots are developed. The retention of existing trees along Florida Street is subject to the future development of the lot and the location of the driveway to serve the lots.

There are no public improvements associated with this project with the exception of sidewalk construction along Florida and Minnesota Streets. The plat drawing shows the location of sidewalk improvements. Staff is working with the applicant to address placement of the sidewalk to accommodate street trees within the right-of-way consistent with the existing neighborhood pattern. Public Improvement Plans are not required with this project. Building Permits and occupancy of structures will be coordinated with City Staff to ensure that the sidewalk is completed.

City forestry staff will schedule removal of two trees (one oak, one elm) closest to the power lines at the intersection of 4th & Florida Streets, both are in serious decline and poor health due to drought issues and utility line clearance.

Vacation of north 10' of W. 4th Street

This application includes a request to reduce the right-of-way along W. 4th Street by 10'. Approval of this request will result in larger lots for the corner lots. W. 4th Street was developed with 100' of right-of-way. Physical improvements are located within the center 52'. W. 4th Street is a designated

collector street. New development would typically require only 80' of total right-of-way. The applicant proposes to vacate the north 10' of existing right-of-way and dedicate a total of 15' of easement along the revised property line (north side of W. 4th Street). This additional easement will capture existing overhead utility lines along W. 4th Street. The benefit of this arrangement is that the utility is protected with an easement and is not required to be relocated for the proposed development. There are no plans to widen W. 4th Street.

Utility Easements

An existing 10' utility easement is located in the central portion of the property and runs north/south. An additional 5' utility easement is proposed on either side of the existing easement. This additional easement increases the easement from 10' to 20' in the rear of the lots.

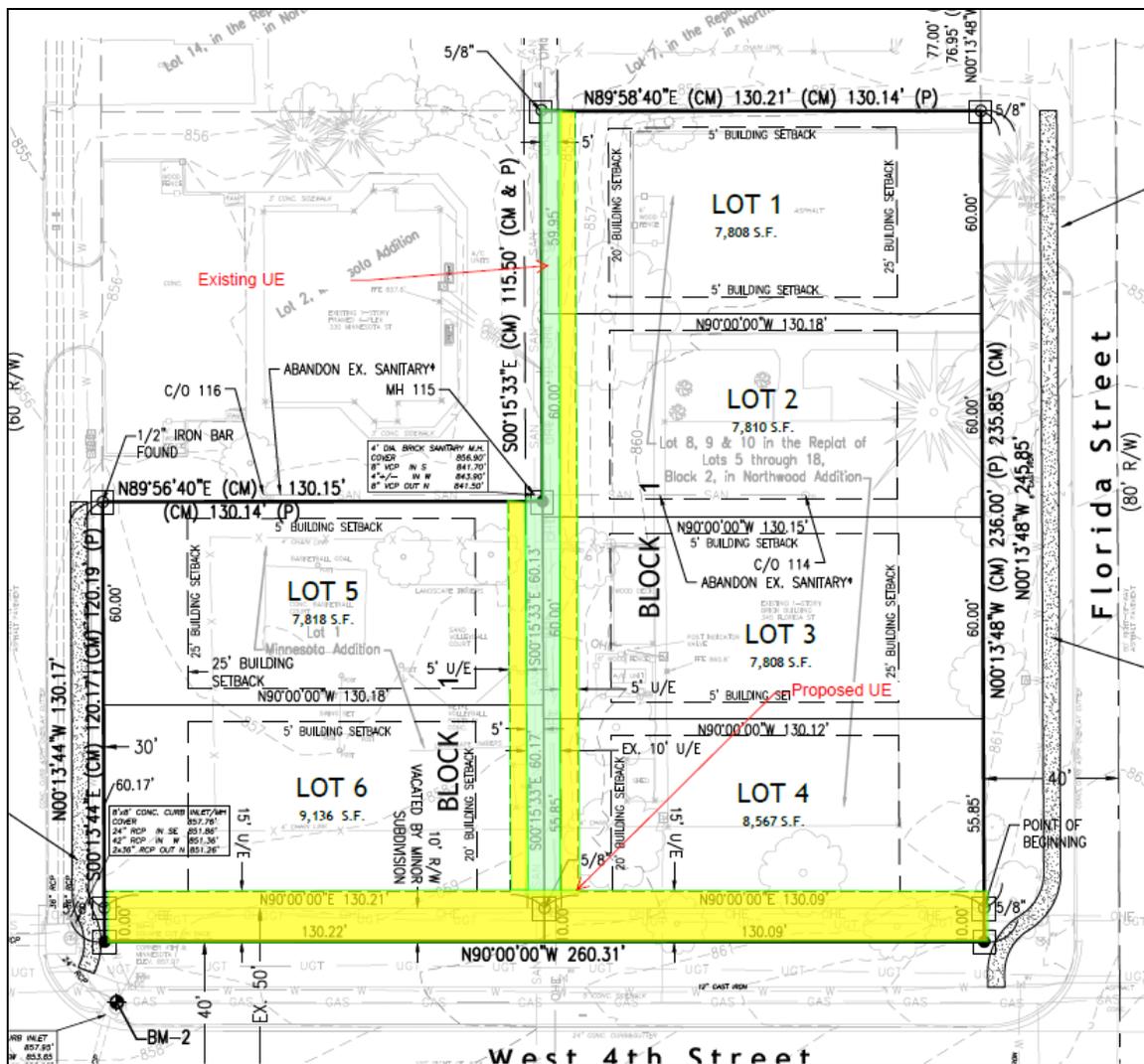


Figure 1: Existing and Proposed Utility Easements

Summary

The existing sanitary sewer line that served the previous development will be abandoned with the redevelopment of the subdivision. Staff has noted specific requirements for capping the sanitary sewer lines that affect proposed lots 2 and 5. Staff recommends that building permits not be issued until this work is complete. The developer will coordinate work with the Utility Department. Once the Minor Subdivision is recorded Lots 2 and 5 will be flagged in the City's permitting system, Innoprise, to ensure this work is completed prior to issuance of a building permit.

Public sidewalks will be added after construction. The developer will coordinate with City Staff to locate the sidewalk alignment to provide street trees between the curb and sidewalk where possible. Sidewalk placement along with street trees will need to respect the placement of the existing water line along Florida Street.

CONCLUSION

This minor subdivision will be forwarded to the City Commission for the vacation of right-of-way and their acceptance of the utility easements. The new lots exceed to the minimum lot area requirement for the zoning district. The zoning boundary is not altered by this request.