



MS-15-00215: A Minor Subdivision Replat of Lots 19 & 20 of Commerce Park East located at 1100 & 1200 E 25th Street. Submitted by Grob Engineering Services, LLC for Roger D. Johnson, Hedge Tree, LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Minor Subdivision, subject to mylar and recording fees for this Minor Subdivision, and the following condition:

1. The Minor Subdivision shall be revised with the following changes:
 - a. The Section in Note 9 shall be updated to Section 20-811 (k).

KEY POINTS

- 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 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.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES

- None

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of utility easements and vacation of right-of-way as shown on this replat.
- 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; 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

CS (Commercial Strip) District, undeveloped.

Surrounding Zoning and Land Use

North: CS (Commercial Strip) District; *Office and Fleet Storage*

East: CS; undeveloped

South and west: RM12D (Multi-Dwelling Residential) District; *Duplex and Detached Dwelling*

Number of Existing Lots: 2

Number of Proposed Lots: 1

STAFF REVIEW



Figure 1. Current development of subject property.

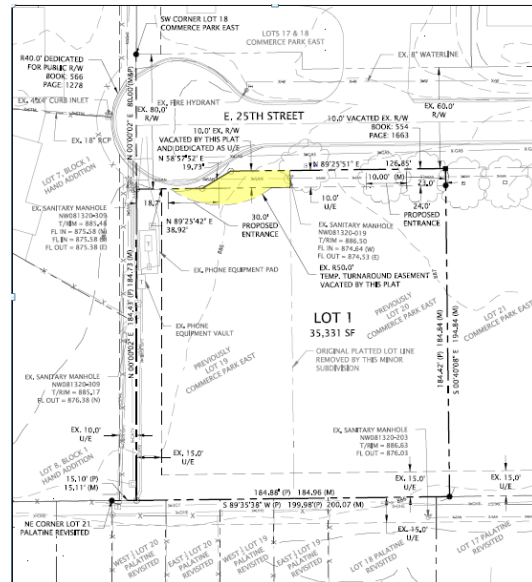


Figure 2. Proposed lot split and easements in yellow

The property is located on the south side of E. 25th Street in Lawrence. The property within this subdivision consists of 2 platted lots (Lots 19 and 20 of Commerce Park East). The surrounding area is zoned CS (Commercial Strip) District to the north and east, and is RM12D (Multi-Dwelling Residential) District to the south and west (Figure 1). The subject property is undeveloped.

RIGHT-OF-WAY

East 25th Street is classified as a local street, and as such, is required to have a minimum width of 60 ft. of right-of-way per Section 20-810(e)(i). The existing right-of-way is 60 ft., therefore, no additional right-of-way is required.

DIMENSIONAL REQUIREMENTS

SITE SUMMARY	Proposed
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Total Area: 35,331 sq. ft.		Lot	Existing Lot Area	Lot	Lot Area
Number of existing lots	2	Lot 19	17,002 sq. ft. (approx.)	Lot 1	35,331 sq. ft.
		Lot 20	17,914 sq. ft. (approx.)		
Minimum required Lot Area for the CS District				20,000 sq. ft.	

UTILITIES/EASEMENTS

The western portion of East 25th Street was originally platted with 80 feet of right-of way, of which, 10 feet is being vacated by this Minor Subdivision and dedicated as utility easement associated with an existing sanitary sewer main. There is also an existing 50 foot temporary turnaround easement vacated by this plat. The City Commission is scheduled to receive acceptance of dedication of utility easements and vacation of right-of-way on June 9, 2015.

ACCESS

The property will take access from E. 25th Street, however no drives currently exists on the undeveloped property. Future development of the subject property may include two entrances (located near the east and west ends of the frontage). With the consolidation of the two lots, the frontage will measure approximately 185.5 feet. Per Section 20-915(f)(1), one driveway opening shall be allowed per 200 feet of continuous street frontage. The applicant is pursuing a variance request from the Board of Zoning Appeals in order to construct two driveways.

MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. A total of 5 street trees are required based on 1 shade tree for every 40' of street frontage. Two existing trees along E. 25th Street will remain, and 3 new street trees will be added with development.

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