

**MS-15-00546:** A Minor Subdivision/Replat of Lots 16-40, Block Three and Lots 1-12, Block Four, of Oregon Trail Addition 2<sup>nd</sup> Plat located at 5800 Overland Drive. Submitted by Grob Engineering Services, LLC for Oregon Trail Holdings, LLC, property owners of record.

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

1. The Minor Subdivision shall be revised with the following changes:
  - a. Add the following two notes found the previous plat:
    - i. "Single-family and duplex driveway access to/from Overland Drive, George Williams Way and Stoneridge Drive is prohibited."
    - ii. "The drainage easement will remain free of any natural or non-natural structures or vegetative barriers (including but not limited to trees, shrubbery, berms, fences, and walls)."
  - b. Show the driveway access restriction for Overland Drive, George Williams Way and Stoneridge Drive on the plat with hatchmarks.
2. Submission of mylar with signatures and recording fees for this Minor Subdivision.

#### **KEY POINTS**

- 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 (dwelling units) 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.
- The Minor Subdivision has been reviewed for conformance with the proposed RS7 rezoning request.

#### **SUBDIVISION CITATIONS TO CONSIDER**

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

#### **ASSOCIATED CASES**

- Z-15-00463; Request to rezone approximately 11.855 acres from RM12D (Multi-Dwelling Residential) District to RS7 (Single-Dwelling Residential) District and OS (Open Space District, located at 5800 Overland Drive. The request is scheduled for the December 1, 2015 City Commission meeting.

#### **OTHER ACTION REQUIRED**

- Publication of rezoning ordinance.
- 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	RM12D (Multi-Dwelling Residential) with RS7 (Single-Dwelling Residential) District (proposed); Undeveloped.		
Surrounding Zoning and Land Use	North:	RM12-PD (Multi-Dwelling Residential with a Planned Development Overlay) District; Undeveloped – development plans for Multi-Dwelling development with accessory golf course have preliminary approval.	
		GPI (General Public and Institutional Use) District; Rock Chalk Park, <i>General Entertainment and Spectator Sports, Active Recreation, Passive Recreation</i> .	
	East:	OS (Open Space) District; Undeveloped.	
		RS7 (Single-Dwelling Residential) District; Undeveloped.	
	South:	RM12 (Multi-Dwelling Residential) District; Undeveloped.	
	West:	CC600 (Community Commercial) District; Undeveloped – development plans for commercial development as part of the Mercato development have preliminary approval.	
Number of Existing Lots:	37 (Duplex lots = 74 Dwelling Units)		
Number of Proposed Lots:	51 (Single-Dwelling Lots)		

## STAFF REVIEW

The subject property was previously platted with 37 lots at RM12D. Citing changes in the housing market and the development of the Rock Chalk Park, the property owner would like to develop the subject property with single-family housing. This Minor Subdivision would replat the 37 duplex lots to 51 single-family lots.

Concurrent with this Minor Subdivision application, the property owner also submitted a request to rezone the subject property from RM12D to RS7 to accommodate the single-family development. On November 16, 2015, the Lawrence – Douglas County Metropolitan Planning Commission voted to forward the item to the City Commission with a recommendation to rezone the property. The item is tentatively scheduled to be placed on the City Commission Consent Agenda on December 1, 2015.

Street	Classification	Required	Existing
George Williams Way	Collector	80 feet	100 feet
Overland Drive	Collector	80 feet	80 feet

Per Section 20-601 of the Land Development Code, the minimum lot size permitted in the RS7 zoning district is 7,000 square feet. The proposed lots meet the development standard. The smallest lot proposed will be 7,903 square feet. The square footage for each of the new lots can be found in Attachment A.

#### UTILITIES/EASEMENTS

The subject area was previously platted with utility easements associated with the sanitary sewer main. There are dedications and vacations of utility easements associated with this Minor Subdivision to accommodate the reconfiguration of lots (Figure 2). Also, Westar Energy requested a 10' easement along the fronts of all new lots for equipment to serve the lot and street lights. To accommodate this, a 10' easement will be dedicated along the frontage of lots 1-15.

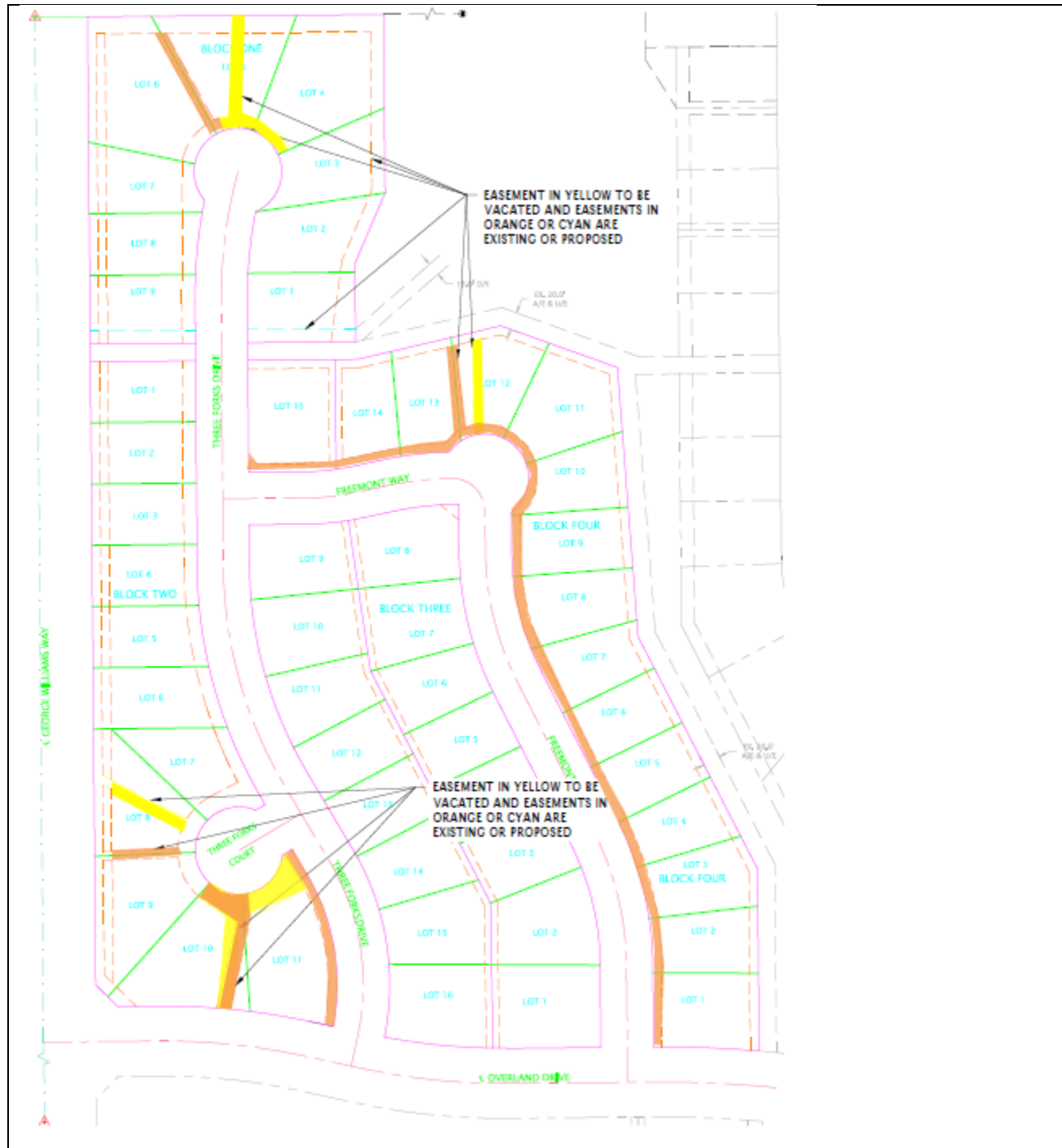


Figure 2: Easements to be vacated shown in yellow; proposed easements shown in orange; dashed lines show existing easements

#### ACCESS

No changes are being proposed to the vehicular ingress and egress to the site. The lots will be accessed from Three Forks Drive, Three Forks Court, Freemont Way, and Freemont Drive.

#### MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. The required street trees that will be added with each lot are shown in Attachment A.

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

ATTACHMENT A: Lot Sizes and Required Street Trees

PROPOSED LOTS			
Block	Lot No.	Sq. Ft.	Req. Street Trees
1	1	9,831	2
1	2	10,498	2
1	3	9,815	2
1	4	16,872	1
1	5	13,785	2
1	6	17,727	2
1	7	8,562	2
1	8	8,791	2
1	9	9,448	2
2	1	8,399	2
2	2	8,410	2
2	3	8,409	2
2	4	8,437	2
2	5	8,857	2
2	6	9,946	2
2	7	9,998	4
2	8	12,447	1
2	9	13,348	1
2	10	14,363	5
2	11	15,735	7
3	1	11,790	5
3	2	11,013	2
3	3	9,053	3
3	4	7,903	2
3	5	7,928	2
3	6	8,221	2
3	7	10,091	2
3	8	10,230	4
3	9	9,604	4
3	10	10,069	2
3	11	8,504	2
3	12	8,219	2
3	13	8,373	2
3	14	8,726	2
3	15	9,857	2
3	16	10,935	5
4	1	10,386	5
4	2	8,472	2

4	3	9,203	2
4	4	7,858	2
4	5	8,190	2
4	6	8,177	2
4	7	8,307	2
4	8	9,598	2
4	9	9,533	2
4	10	8,386	2
4	11	11,925	1
4	12	9,922	2
4	13	8,632	2
4	14	8,446	2
4	15	12,795	5