

December 02, 2015

**MS-15-00370:** 2101 Exchange Court, Bethel Estates of Lawrence No. 1, a Minor Subdivision/Replat of Lot 3, Block One, Fairfield Farms West Addition in the city of Lawrence, Douglas County, Kansas, Submitted by CFS Engineers for Southwind Capital, LLC, and BJ North County Medical Dental Center, LLC, the property owners of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for 2101 Exchange Court, Bethel Estates of Lawrence No. 1 with the following conditions:

1. Approval of Public Improvement Plans.
2. Receipt of Letter of Guarantee of Funds for Public Improvements.

**KEY POINT**

The Minor Subdivision proposes the division of one lot into three lots with a size in area of 4.571 Acres for Lot 1, 4.206 Acres for Lot 2 and 8.568 Acres for Lot 3. 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**

SP-15-00371 Site Plan; Bethel Estates, a senior living development. – In process.

Z—15-00243 Rezoning; Rezone approximately 9.818 acres from PRD (Planned Residential Development) District to RM15 (Multi-Dwelling Residential) District. (Approved August 18, 2015)

FDP-08-13-05 Final Development Plan; Fairfield Farms Multi-Family; Southwest corner of K-10 Highway and O'Connell Road. Planning Commission approved on January 23, 2006. (expired)

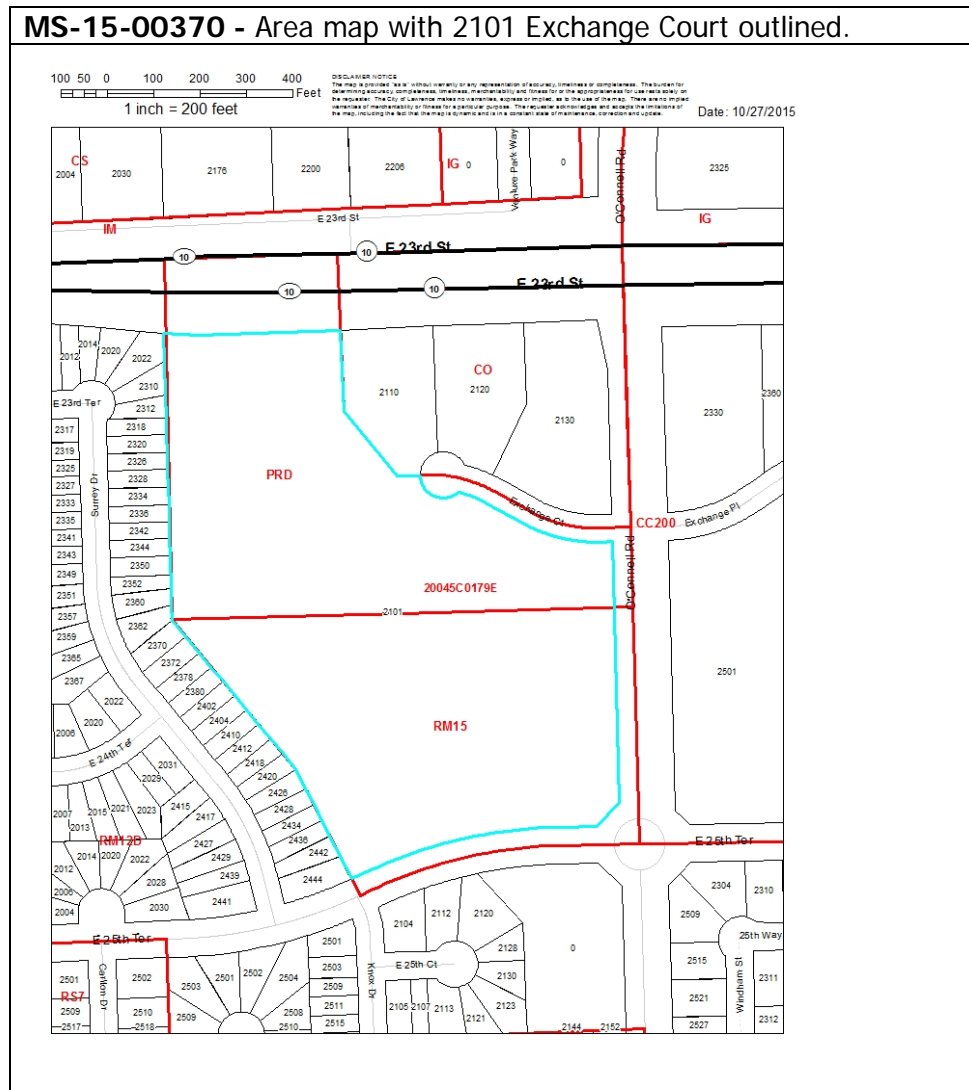
PDP-12-12-03 Preliminary Development Plan; Fairfield Farms West (originally submitted as Farmland Northwest Addition), south of K-10 Highway and west of O'Connell Road. Planning Commission approved on March 3, 2004. (expired)

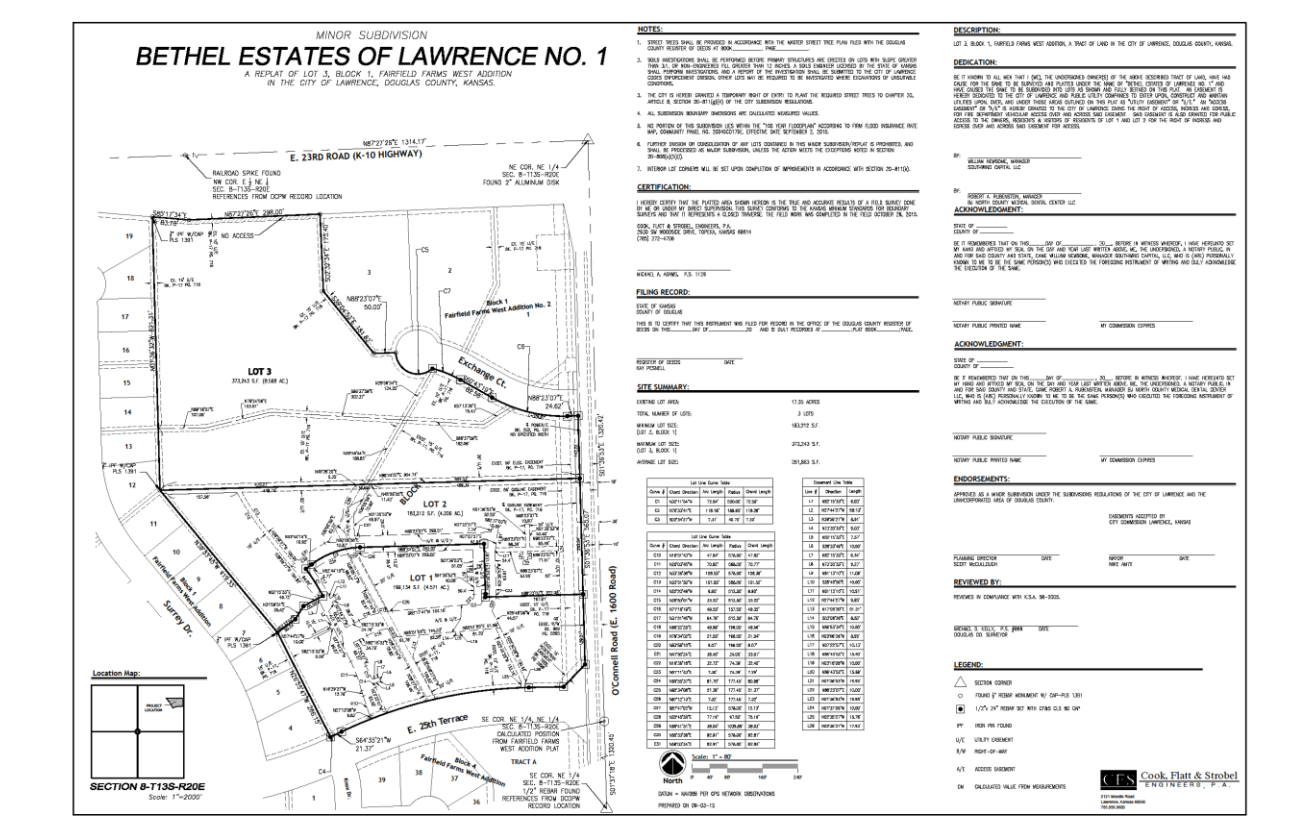
**OTHER ACTION REQUIRED**

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.

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use	RM15 (Multi-Dwelling Residential) District - vacant
Legal Description:	Block 1, Lot 3, Fairfield Farm West Addition. Proposed: Block 1, Lot 1, Lot 2 and Lot 3, Bethel Estates of Lawrence No. 1 a replat of Lot 3, Block 1, Fairfield Farms West Addition in the city of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	1
Number of Proposed Lots:	3





## STAFF REVIEW

The Minor Subdivision will add lot lines creating three lots, Lot 1, Lot 2 and Lot 3.

The property is not encumbered with the floodplain.

## RIGHT-OF-WAY

All of the lots are bounded by O'Connell Road on the east, classified as a collector in the Major Thoroughfares Map. Lot 1 is also bounded on the south by E. 25<sup>th</sup> Terrace, classified as a collector and Lot 3 is bounded on the north by Exchange Court, classified as a local street. Lot 2 will be accessed by way of an access easement from E. 25<sup>th</sup> Terrace through Lot 1. O'Connell Road has a right-of-way width of 120 ft. in this location. E. 25<sup>th</sup> Terrace has a right-of-way width of 80 ft. in this location and Exchange Court has a right-of-way width of 60 ft. in this location. The existing right-of-way widths are compliant with the Subdivision Regulations Design Standards. (20-810(e)(5)(i))

## DIMENSIONAL REQUIREMENTS

Lots in the RM15 District must have a minimum lot area of 6,000 sq. ft. and a minimum lot width of 60 ft. The proposed lots will be 199,134 sq. ft. with an approximate lot width of 282 ft., 183,212 sq. ft. with an approximate lot width of 140 ft. and 373,243 sq. ft. in area with an approximate lot width of 315 ft. The proposed lots exceed the dimensional requirements of the

RM15 District. The lot configuration for Lots 1 and 2 is related to the phasing of development as proposed on site plan SP-15-00371.

#### UTILITIES/EASEMENTS

Utility and drainage easements exist on the site. There are additional internal utility easements proposed with this Minor Subdivision. Internal utility easements are consistent with the submitted public improvement plans and are located to provide services to multi-family development on Lot 1 and Lot 2. An access easement is also proposed in Lot 1 and Lot 2, taking access from E. 25<sup>th</sup> Terrace north to abut the proposed lot line between Lot 2 and Lot 3. This access easement will provide the means for a secondary fire access point for Lot 3 should it be required upon development.

#### ACCESS

The property has a total of 564 ft. of frontage on O'Connell Road. Access will be taken from E. 25<sup>th</sup> Terrace and Exchange Court. Lot 1 has approximately 441 ft. of frontage on E. 25<sup>th</sup> Terrace and will take access from E. 25<sup>th</sup> Terrace. Lot 2 has approximately 263 ft. of frontage on O'Connell Road. Lot 2 will take access by way of an access agreement from E. 25<sup>th</sup> St. through Lot 1. Lot 3 has approximately 284 ft. of frontage on Exchange Ct. and will take access from Exchange Court. The frontage is compliant with the Development Code standard for access. (Section 20-810(c)).

The Minor Subdivision maintains the access restrictions for Lot 2 to E. 23<sup>rd</sup> St./K-10 as currently platted.

Sidewalks currently exist on both sides of O'Connell Road and E. 25<sup>th</sup> Terrace. An existing sidewalk also exists on the north side of Exchange Ct. Internal sidewalks and sidewalk connections to the existing sidewalks are proposed with a site plan application for Lot 1 and Lot 2. Sidewalks on the south side of Exchange Court would be required at the time of development of Lot 3. There are no proposed new sidewalks with this Minor Subdivision.

#### MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. Along E. 23<sup>rd</sup> Street, Lot 3, a total of 10 trees are required, along Exchange Court, Lot 3, a total of 13 trees are required. Along O'Connell Road, Lot 3, 3 trees are required and Lot 1 & 2, 12 trees are required. Along E. 25<sup>th</sup> Terrace, Lot 1, 14 trees are required. A total of 26 trees are to be provided on each lot for a grand total of 52 trees provided with this Minor Subdivision. This meets the requirements in the Subdivision Regulations (20-811(g)). A Master Street Tree Plan is provided with the Minor Subdivision.

**Conclusion:** The Minor Subdivision, meets the approval criteria in Section 20-808(d) of the Subdivision Regulations with the following conditions:

1. Approval of Public Improvement Plans
2. Receipt of Letter of Guarantee of Funds for Public Improvements.