

December 28, 2015

MS-15-00628: 1617 & 1621 Cog Hill Court, The Reserve at Alvarmar No. 5, a Minor Subdivision/Replat of Lots 10 and 11, Block Two, The Reserve at Alvarmar No. 3, a subdivision in the city of Lawrence, Douglas County, Kansas, Submitted by LandPlan Engineering for Ann Warren and David and Sara Favreau, the property owners of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for 1617 & 1621 Cog Hill Court, The Reserve at Alvarmar No. 5 without conditions.

KEY POINT

- The number of existing lots is 2. The number of proposed lots is 2. The adjustment of the lot line shifts the existing lot areas to sizes of .381 Acres (16,611 sq. ft.) for Lot 1 and .363 Acres (15,794) for Lot 2. The utility easement between the two lots will be vacated as it is not required. 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

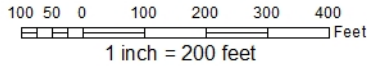
- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

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	RS10 (Single-Dwelling Residential) District
Legal Description:	The property currently platted as Lot 10 and Lot 11, Block Two, The Reserve at Alvarmar No. 3 is being replatted as Lots 1 and 2, Block One, The Reserve at Alvarmar No. 5, a subdivision in the city of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	2
Number of Proposed Lots:	2

MS-15-00628 - Area map with 1617 & 1621 Cog Hill Court outlined.



DISCLAIMER NOTICE
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, marketability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 12/28/2015



STAFF REVIEW

The minor subdivision will shift a lot line reconfiguring two lots, Lot 1 and Lot 2.

The property is not encumbered with the floodplain.

RIGHT-OF-WAY

The property is bounded by Cog Hill Court, classified as a local street in the Major Thoroughfares Map and has a right-of-way width of 50 ft. in this location. The existing right-of-way width for Cog Hill Court is compliant with the Subdivision Regulations Design Standards.

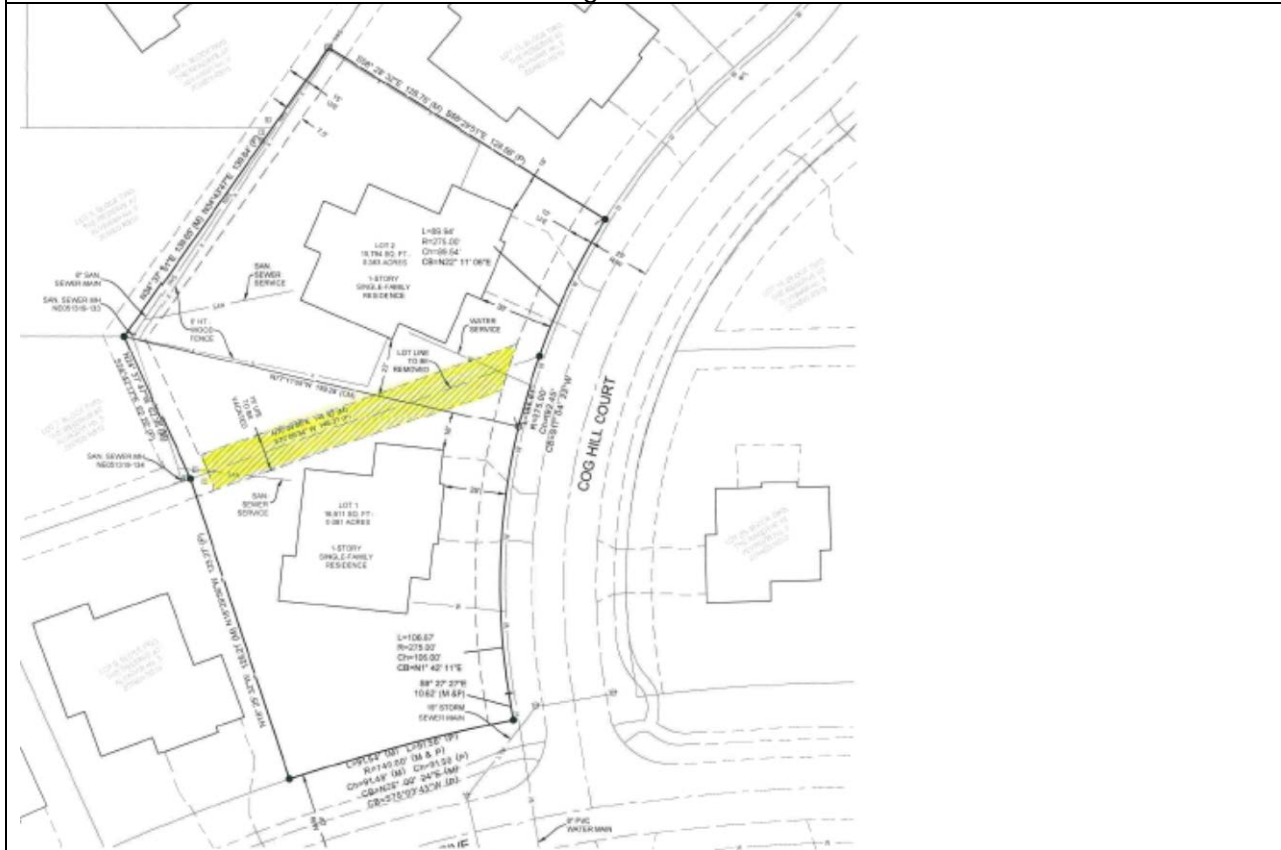
DIMENSIONAL REQUIREMENTS

Lots in the RS10 District must have a minimum lot area of 10,000 sq ft and a minimum lot width of 70 ft. The proposed lots will be 16,611 sq. ft. and 15,794 sq. ft. in area with approximate lot widths of 106 ft. and 90 ft. The proposed lots are compliant with the dimensional requirements of the RS10 District.

UTILITIES/EASEMENTS

Utility easements exist on the site. This minor subdivision proposes to vacate the utility easement that runs between the two lots. There are no services located in this easement. Services are located in the easements running along the back and front of the subject property.

MS-15-00628 – Minor Subdivision showing easement vacation.



ACCESS

The property has frontage on Cog Hill Court and Bob White Drive. Access to both lots is taken from Cog Hill Court. The frontage width is compliant with the Development Code standard permitting one driveway opening shall be allowed per 200 ft of continuous street frontage on a local street (Section 20-915(f)).

A sidewalk is existing on the east side of Cog Hill Court. There are no new sidewalks 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. Along Cog Hill Court, Lot 1, Block One a total of 3 trees are required, 2 trees are existing and 1 tree is to be provided. Along Cog Hill Court, Lot 2, Block One, a total of 3 trees are required and along Bob White Drive, 2 trees are required for a total of 5 trees. On Lot 2, 4 trees are existing and 1 tree is to be provided. With this Minor Subdivision, a revised Master Street Tree Plan designates 1 tree is to be provided on Lot 1 and 1 tree is to be provided on Lot 2. This will meet the 8 tree requirement. A revised Master Street Tree Plan is provided with the Minor Subdivision.

The fees for two trees will be collected with the recording fees as part of this minor subdivision and trees will be planted as part of the city's next planting schedule in the spring.

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