

October 27, 2016

MS-16-00289: Oread Addition No. 2, a Minor Subdivision/Replat of the South Half Lot 2, all of Lot 3 and the North Half Lot 4 in Block 3, Oread Addition, a subdivision in the city of Lawrence, Douglas County, Kansas. Submitted by the City of Lawrence, the property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Oread Addition No. 2 without conditions.

KEY POINT

The Minor Subdivision proposes an adjustment to lot lines on the previously recorded plat. The number of existing lots is 3 and the number of proposed lots is 1. 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-16-00143;** Site Plan for Oread Water Storage Tank Replacement. Approved on August 9, 2016.
- **Z-16-00145;** RM32 (Multi-Dwelling Residential) District to GPI (General Public and Institutional Use) District; 1220 Oread Avenue. Approved on July 5, 2016.
- **B-16-00132;** A request for variances to reduce the 5 acre minimum site area requirement to a minimum of 0.78 acres; a variance to reduce the 40 foot minimum front setback to a minimum of 27 feet; a variance to reduce the 40 foot minimum interior side setback to a minimum of 20 feet from the north property line, and 15 feet from the southern property line; a variance to reduce the 40 foot minimum rear setback to a minimum of 27 feet. Variances approved May 5, 2016.

OTHER ACTION REQUIRED

Submittal of a signed mylar copy of the Minor Subdivision, and recording fees for recording with the Douglas County Register of Deeds.

Acceptance of the dedication of 15' easement along the east lot line. Scheduled for City Commission hearing on November 15, 2016.

GENERAL INFORMATION

Current Zoning and Land Use	GPI (General Public and Institutional) District; Utilities and Service, Major. Existing public utility water storage facility.
Legal Description:	Proposed: Oread Addition No. 2, a Minor Subdivision/Replat of the South Half Lot 2, all of Lot 3 and the North Half Lot 4 in Block 3, Oread Addition, a subdivision in the city of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	3
Number of Proposed Lots:	1

MS-16-00289 - Area map area outlined.



MS-16-00289 – proposed Minor Subdivision.

An access easement exists (recorded in Book: 360 / Page: 1541) on the site and will remain as previously dedicated. In addition, a new 15' wide utility easement along the east property line will be dedicated with this plat.

ACCESS

The property is adjacent to Oread Avenue, and Louisiana Street, improved City Streets which are classified as a 'local street' in the Major Thoroughfares Map. Vehicular access to this site is provided from Oread Avenue via a shared access point with the University of Kansas Alumni Association through a cross-access easement (Book: 360 / Page: 1541).

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft. of frontage along Oread Avenue and Louisiana Street. Extensive landscaping and mature trees exist on the site. As an alternative compliance method approved by the Parks & Recreation Horticulture/Forestry Manager, the existing trees will be maintained or moved and then replaced after construction of the new water tanks as per the approved Site Plan (SP-16-00143). This meets or exceeds the requirements in the Subdivision Regulations (20-811(g)). A detailed Landscaping Plan is provided with the Site Plan (SP-16-00143).

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