

Development Policy
City of Lawrence, Kansas

SUBJECT Private Streets		APPLIES TO Private Developments	
EFFECTIVE DATE	REVISED DATE None		NEXT REVIEW DATE
APPROVED BY date:		TOTAL PAGES 2	POLICY NUMBER

Background

When certain subdivisions were established and/or platted, owners of the property desired certain streets to remain under private ownership. Private streets are accessible by the public; however, owners of said properties choose to designate the streets as such for various reasons (reduced zoning setbacks or to employ construction standards different than that required for public streets).

Maintenance of the streets and clearing of snow removal on a private street is the sole responsibility of the owners of the property.

1.0 Purpose

The purpose of this policy is to establish guidelines and standards of The City of Lawrence related to the request of residents, neighborhoods or homeowner associations to dedicate private streets to public ownership.

2.0 Process

The following section establishes the responsibilities of private street owners and the City, and the conditions of acceptance when considering dedication of private streets to the City for maintenance.

- 2.1 All of the owners of the private street will submit, to the City, a written request to dedicate a private street to the City.
- 2.2 The Public Works Director will conduct an evaluation of the private street condition, effect on zoning standards, and other relevant standards and codes and provide a recommendation to the City Commission within 60 days.
- 2.3 Upon receipt of the report/evaluation by the Public Works Director, the City Commission will make a final determination of the request with any recommendations for infrastructure improvements or additional processes to remedy and code deficiencies caused by the transferring of the private street to a public street (zoning variances, for example).

3.0 Standards

- 3.1 Streets shall meet the current adopted typical street section for width, curb and gutter, subgrade, pavement type and thickness.
- 3.2 Streets shall be in a good condition as rated/evaluated by the Pavement

Engineer. A Pavement Condition Index (PCI) will be provided. The Pavement Engineer will provide recommendations and cost estimates to improve a private street to current city standards. All costs to improve the street to an acceptable standard shall be paid in full by Grantor before transferred to City.

- 3.3 Defects, substandard, or distressed areas will be corrected prior to the city accepting a private street. All costs to be paid by Grantor.
- 3.4 Sidewalks will be provided per current city codes and meet ADA guidelines. All costs to be paid by Grantor. Sidewalk maintenance will remain the adjacent property owner's expense.
- 3.5 Rights-of-way and easements necessary will be identified per current subdivision standards and comply with current platting requirements.
- 3.6 When ownership is transferred to City the property shall be free and clear of encumbrances.
- 3.7 Other required improvements may include, but are not limited to, traffic calming elements, bike facilities, traffic control (signals/signage), street trees and stormwater drainage/system.
- 3.8 The City may require a survey of the subject property be completed by a licensed surveyor in the State of Kansas and a title search to establish ownership and encumbrances of the property prior to being transferred to the City.