

January 11, 2017

**MS-16-00373:** Rooker Addition, a Minor Subdivision/Replat of Lot 1 and Lot 4, Block 2, Oread West No. 15, a subdivision in the NW ¼ and the SW ¼ of Section 33, Township 12 S, Range 19 E, in the city of Lawrence, Douglas County, Kansas. Submitted by Grob Engineering Services, LLC for RP Lawrence LLC, the property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for Rooker Addition subject to the following conditions:

1. Approval of Public Improvement Plans for the relocation of Sanitary Sewer.
2. Execution of an Agreement not to Protest the formation of a benefit district for Research Park Drive.

#### **KEY POINT**

The Minor Subdivision proposes a lot combination. The existing two parcels are proposed to be combined for expansion of the business located on Lot 1. The combined lot is proposed to have 105,224 sq. ft. The combined lots will continue to take access off of Biltmore Drive. Utility easements will be changing with the proposed plat. An existing 15' utility easement running along the dividing lot line is proposed to be vacated and a new 15' utility easement is proposed 45' to the west of the current location. All other easements remain the same. The relocation of the easement and any services located in the easement will accommodate the proposed building expansion. 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-16-00495; Site Plan for the expansion of the previously approved Service Center on Lot 1. In process.

SP-05-29-03; Site Plan for a Service Center for FSA/RD/NRCS at 1217 Biltmore Dr. on Lot 1. Approved July 3, 2003.

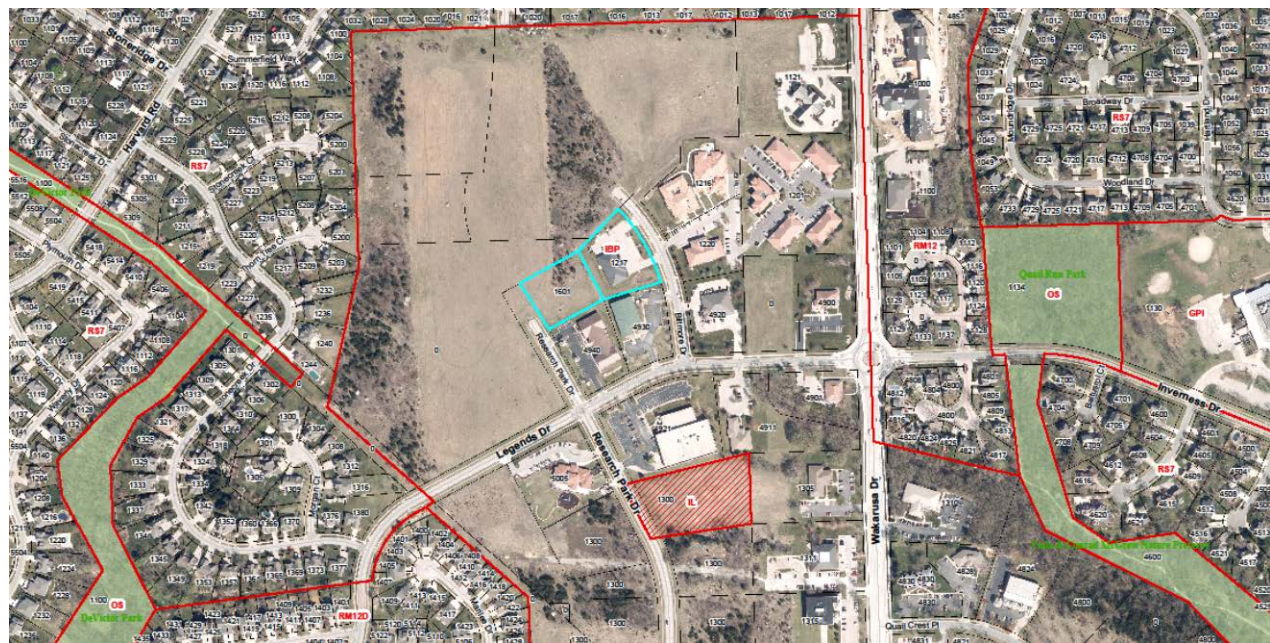
#### **OTHER ACTION REQUIRED**

City Commission approval of vacations and dedications of easements.

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	IBP (Industrial/Business Park) District
Legal Description:	Proposed: Rooker Addition, a Minor Subdivision/Replat of Lot 1 and Lot 4, Block 2, Oread West No. 15, a subdivision in the NW ¼ and the SW ¼ of Section 33, Township 12 S, Range 19 E, in the city of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	2 (57,657 sq. ft.) & (47,566 sq. ft.)
Number of Proposed Lots:	1 (105,244 sq. ft.)

**MS-16-00373 - Area map, area outlined.**

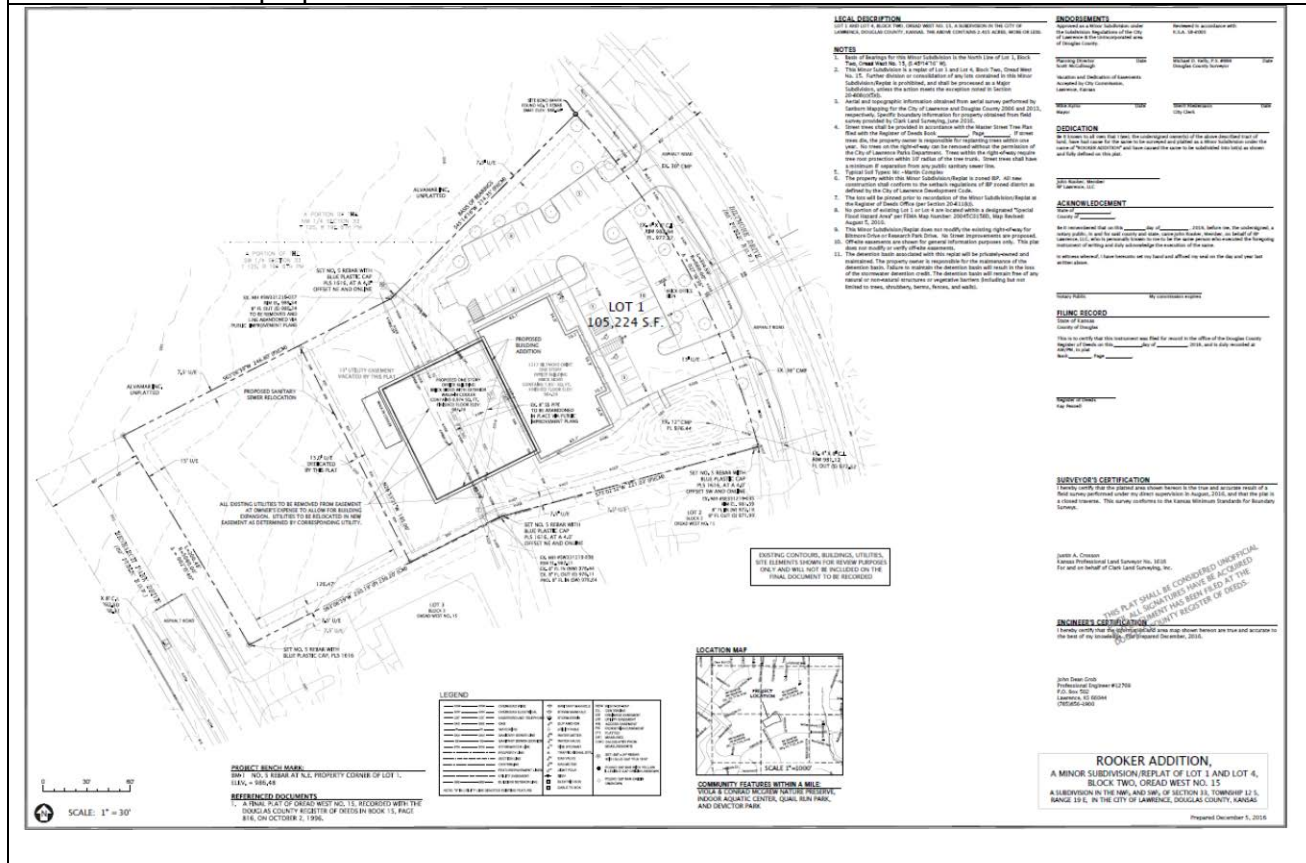


## STAFF REVIEW

The Minor Subdivision proposes a lot combination. The existing Lot 1 (57,657 sq. ft.) and Lot 4 (47,566 sq. ft.) will become a combined Lot 1 and is proposed to have 105,244 sq. ft.

The property is not encumbered with floodplain.

## MS-16-00373 – proposed Minor Subdivision.



### DIMENSIONAL REQUIREMENTS

Per Section 20-601(b) of the Development Code, the IBP (Industrial/Business Park) District requires a minimum lot area of 20,000 sq. ft. a minimum frontage on a public or private street of 40 ft., and a minimum lot width of 200 ft. for lots platted after the July 1, 2006 effective date. The configuration complies with these requirements.

### ZONING AND LAND USE

The subject property is currently developed on Lot 1 and Lot 4 is currently vacant and is zoned as IBP (Industrial/Business Park) District. The proposed use will be for an expansion of the Service Center that currently exists on Lot 1 and which is a permitted in the IBP (Industrial/Business Park) District. The property is surrounded by IBP zoning with developed parcels on the east and south. North and west of the property are currently vacant parcels.

### UTILITIES/EASEMENTS

Utility easements will be changing with the proposed plat. A 15' Utility Easement that runs the dividing property line will be vacated and a new 15' Utility Easement will be dedicated 45' to the west of the existing location. This will accommodate the relocation of the sanitary sewer line to allow for the building expansion to the west. Public Improvement Plans are required for this relocation. All other easement will remain the same.

## ACCESS

The property is adjacent to Biltmore Drive, an improved City Street which is classified as a local street in the Major Thoroughfares Map. Access to both lots will remain off of Biltmore Dr. The west portion of the lot is adjacent to Research Park Drive and the Site plan in process proposes a through drive connection at the south west portion of the property to Research Park Drive, Research Park Drive is an improved City Street to the portion of the property that would take access.

In lieu of a complete extension of Research Park Drive the City Engineer will accept an Agreement not to Protest the formation of a Benefit District for a future extension and approve the access drive off of the improved portion of the street.

## MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. A total of 13 trees are required where the property is adjacent to local streets. 5 trees are proposed along Research Park Drive which is the newly acquired parcel in the Minor Subdivision and 8 trees currently exist along Biltmore Drive. The proposed and existing trees meet the requirements in the Subdivision Regulations (20-811(g)). A Master Street Tree Plan is provided with the Minor Subdivision.

The proposed lot and all aspects of the proposed Minor Subdivision conform to the current Comprehensive Plan of Lawrence and Douglas County.

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