

**MS-17-00213:** Lawrence Memorial Hospital No. 2, a minor subdivision replat Lot 2, Block 1, Lawrence Memorial Hospital Addition and all of Lots 74, 76, 78, 80, 82, 84 and part of Lot 86 in Block 24, West Lawrence Addition. Lots 74-86 are located in the 300 Block of Michigan Street. The primary address for the Hospital is 325 Maine Street. Submitted by Landplan Engineering for LMH Board of Trustees and the City of Lawrence, property owners of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the above-described Minor Subdivision.

#### KEY POINTS

- Project proposes to incorporate existing residential lots into the overall hospital campus lot.
- This project does not include the vacation or dedication of any existing or new right-of-way.

#### SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, adopted January 10, 2012.

#### ASSOCIATED CASES

- Z-17-00155 RS5 to H for Lots located along Michigan Street.
- SUP-17-00153; Institutional Development Plan and parking lot expansion.

#### OTHER ACTION REQUIRED

- Adoption and publication of the related rezoning from RS5 to H.
- City Commission acceptance of easements as shown on the Minor Subdivision Drawing.
- Submission and approval of public improvement plans and necessary guarantees.
- Provision a mylar copy of the Minor Subdivision Plat, an executed Master Street Tree Plan, and the appropriate recording fees.
- Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.

GENERAL INFORMATION	
Current Zoning and Land Use:	RS5 (Single-Dwelling Residential) District; H (Hospital) District and GPI (General Public and Institutional) District. Existing detached residences located along the east side of Michigan Street and Lawrence Memorial Hospital main campus. The GPI zoned property is the former location of the ambulance service. The building is now used for hospital storage.
Surrounding Zoning and Land Use:	
To the north	RS5 (Single-Dwelling Residential) District, existing detached dwellings north of W. 3 <sup>rd</sup> Street; RS7 (Single-Dwelling Residential) District and IG (General Industrial) District, existing Mobile Village mobile home park north of W. 2 <sup>nd</sup> Street

	extended; OS (Open Space) District, existing Wood Park
To the east Along the east side of Maine Street	GPI (General Public and Institutional) District. Existing USD 497 maintenance building and Community Health Facility. RSO (Single-Dwelling Residential – Office) District. Medical Office uses.
To the south Along Michigan Street	RS5 (Single-Dwelling Residential) District; two residential homes along the east side of Michigan Street.
Along south side of W. 4 <sup>th</sup> Street	RM12 (Multi-Dwelling Residential) District; two tri-plex residences. RMO (Multi-Dwelling – Office) District; Medical Office building. RM5 (Single-Dwelling Residential) District; detached residential uses.
To the west Along the west side of Michigan Street.	RM12 (Multi-Dwelling Residential) District; existing detached residence. RS7 (Single-Dwelling Residential) District; Existing detached residences.

### Attachments

1. Minor Subdivision Drawing
2. Development History Summary

### PROJECT SUMMARY

The property is located on the east side of Michigan Street. The street is currently developed with detached homes on individual lots. The proposed project will demolish the existing residences and regrade the property to create a pad site to extend the surface parking lot. Access to the new parking area will be provided from N. 3<sup>rd</sup> Street and from the existing parking lot to the east.

SITE SUMMARY	
Total Area	20.801 Acres
Number of existing lots 7 full lots 1 partial lot	Lot 2, Block 1 LMH Addition Lot 74, 76, 78, 80, 82, 84 and north 15' of Lot 86 in Block 24 West Lawrence Addition
Proposed lot	1

### RIGHT-OF-WAY

The property being added to the Hospital campus is bounded on the west by Michigan Street and W. 3<sup>rd</sup> Street on the north. Michigan Street is a designated collector street. W. 3<sup>rd</sup> Street between Arkansas Street and Michigan Street includes 100' of right-of-way but is a designated local street.

- This Minor Subdivision complies with the minimum design requirements as it pertains to Michigan Street and W. 3<sup>rd</sup> Street right-of-way. No additional right-of-way is required for these streets.

Other streets adjacent to the Hospital campus include Arkansas Street along a portion of the northwest portion of the property, Maine Street along the east side of the property and 4<sup>th</sup>

Street along the south side. Arkansas Street south of W. 3<sup>rd</sup> Street was vacated previously but remains as an existing access and utility easement.

Street/Classification	Required	Existing
Michigan Street Collector Street	80' total ROW 40' from centerline	80'
W. 3 <sup>rd</sup> Street Local Street	60' total ROW 30' from centerline	100'
Arkansas Street Local Street	60' total ROW 30' from centerline	80'
Maine Street Local Street	60' total ROW 30' from centerline	100'
W. 4 <sup>th</sup> Street Collector Street	80' total ROW 40' from centerline	100'

No new right-of-way is proposed with this application. No vacation of right-of-way is requested with this application.

#### **UTILITIES/EASEMENTS**

Sanitary sewer and water utilities were previously extended to serve this property and individual lots. The sanitary sewer main was not extended to touch all the lots along the east side of Michigan Street. A short length of the sanitary sewer main must be extended to the south property line of 322 Michigan Street to provide continued service to the remaining residences at 326 and 330 Michigan Street. Utility easements are shown on the face of the Minor Subdivision. Public Improvement Plans are required for this sanitary sewer main extension.

The applicant is responsible for relocating the private utilities impacted by the project (gas, electric, phone, etc.).

#### **ACCESS**

As noted above, access to the proposed parking lot will be provided from a driveway to W. 3<sup>rd</sup> Street and from the existing parking lot to the east. Direct access to Michigan Street is not proposed with this development application.

#### **MASTER STREET TREE PLAN**

A Master Street Tree Plan showing compliance with Section 20-811(g) of the Subdivision Regulations has been submitted for this application.

#### **PUBLIC IMPROVEMENT PLANS**

Public improvements associated with the expanded parking lot are discussed in the staff report SUP-17-00153. Specific improvements requiring plan review and approval by city staff include stormwater improvements, public sidewalk extension, and sanitary sewer extension to serve the remaining residences as well as plans for the Maine Street Crosswalks. The Institutional Development Plan shows on street parking as a future improvement. This improvement is not contemplated at this time. Future changes to the public street to include on-street parking as shown in the SUP drawing will also require public improvement plans to be submitted and reviewed prior to construction.

**Compliance with Minor Subdivision Review Criteria, Section 20-808(c)**

The minor subdivision is compliant with the review criteria as noted below:

1. *The proposed lot conforms to the lot size requirements of the underlying zoning district.*

A concurrent application for expansion of the H (Hospital) District has been submitted with an Institutional Development Plan detailing the overall development of the campus. The zoning district is pending final approval and publication. This application expands the total lot size by .901 acres. The overall campus, including the additional lots, is 20.801 acres. The minimum required lot area for the H District is 5 acres.

2. *The lot will have direct access to an existing public street that meets current adopted access and public improvement standards.*

Public streets provide direct access to the property.

3. *The required right-of-way for the adjacent streets is provided.*

Streets exceed the minimum right-of-way width requirements.

4. *No additional public easements are necessary to serve the property.*

New easements are needed with this minor subdivision. Primary utilities are provided to this property.

5. *Drainage easements or other protective devices have been provided with the original plat of the property although the property is not located within the FEMA designated regulatory floodplain.*

The northwest corner of the property along Arkansas Street is encumbered by floodplain. A portion of the area is included in existing drainage easements as shown on the Minor Subdivision drawing. New drainage easement is not proposed with this development application.

6. *The proposed Minor Subdivision conforms to the minimum boundary survey standards.*

This proposed Minor Subdivision conforms to the minimum boundary survey standards.

**Conclusion:** The Minor Subdivision conforms to the approval criteria in Section 20-808(d) of the Subdivision Regulations subject to acceptance of easements by the City Commission as shown on the attached drawing.