

August 21, 2017

MS-17-00319: Fairfax Addition No. 2, a Minor Subdivision/Replat of Lots 188, 189 & 190, Fairfax Addition, A subdivision in the SW ¼ of Section 32, Township 12 S Range 20 E, in the City of Lawrence, Douglas County, Kansas. Submitted by Grob Engineering Services, LLC, for Zen Center, Inc. and Green Stamp, LLC., the property owners of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision subject to the following condition:

1. City Commission approval of a 20 ft. vacation of Right-of-Way along the south side of E. 12th Street.

KEY POINT

The Minor Subdivision proposes combining two lots and adjusting a lot line to create 2 lots from 3 lots. There are no proposed changes to utility easements and there is a request for 20 ft. vacation of right-of-way along the south side of E. 12th Street. 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

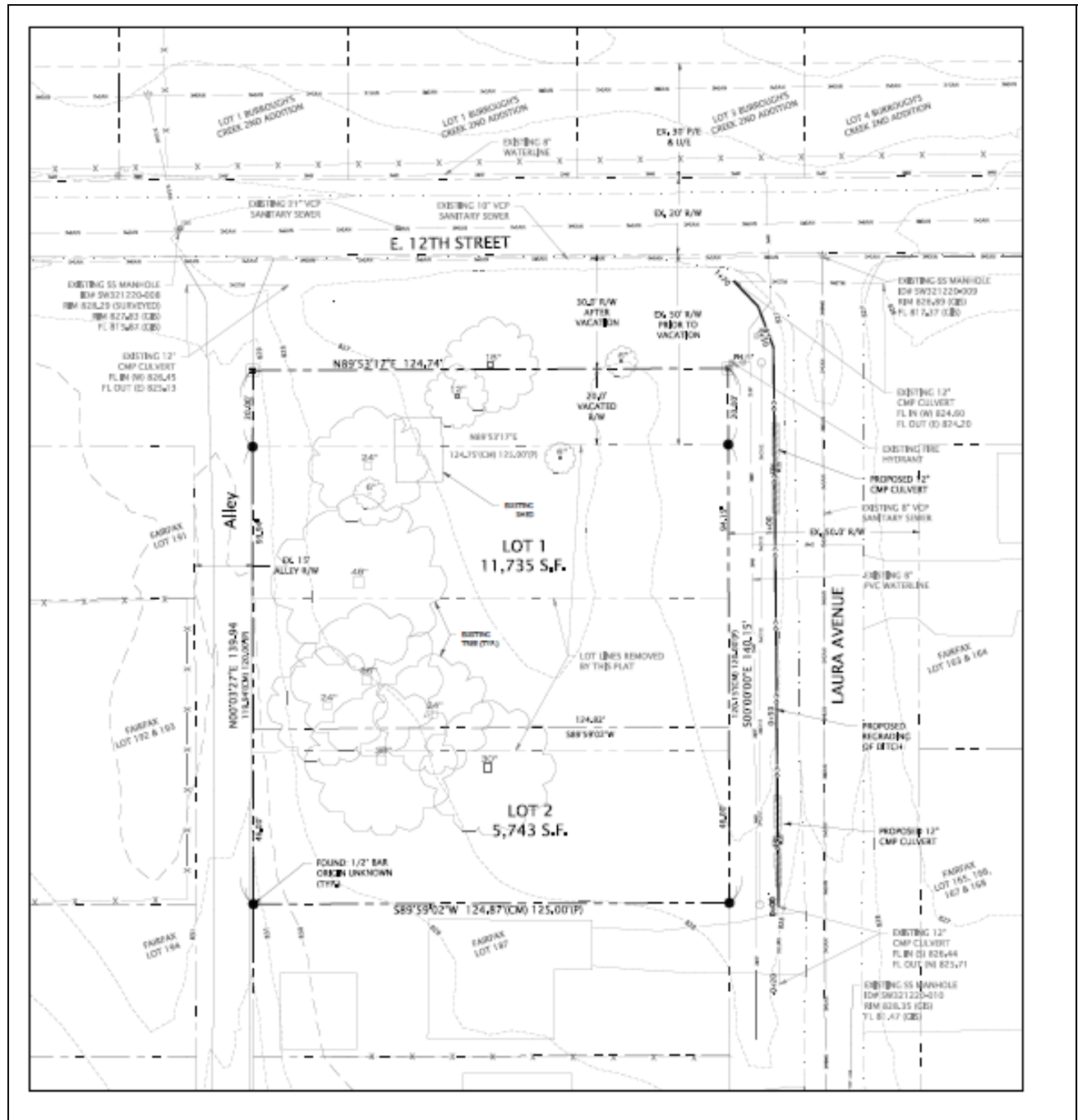
The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

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.

City Commission acceptance of vacation of right-of-way scheduled for the September 5, 2017 City Commission meeting.

GENERAL INFORMATION	
Current Zoning and Land Use	RS7 (Single-Dwelling Residential) District
Legal Description:	Proposed: Fairfax Addition No. 2, a Minor Subdivision/Replat of Lots 188, 189 & 190, Fairfax Addition, A subdivision in the SW ¼ of Section 32, Township 12 S Range 20 E, in the City of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	3 (4,999 sq. ft.), (4,999 sq. ft.) & (5,000 sq. ft.)



DIMENSIONAL REQUIREMENTS

Per Section 20-601(b) of the Development Code, the RS7 (Single-Dwelling Residential) District requires a minimum lot area of 7,000 sq. ft. a minimum frontage on a public or private street of 40 ft., and a minimum lot width of 60 ft. for lots platted after the July 1, 2006 effective date. Lot 1 complies with these requirements. Variances from these design standards were approved for Lot 2 on July 26, 2017.

ZONING AND LAND USE

The subject property is currently vacant and is zoned as RS7 (Single-Dwelling Residential) District. The proposed lot combination and lot line adjustment will create two lots suitable for development to the zoning regulations of the RS7 zoning district. The property is surrounded by residential zoning with developed parcels on the west, south and east. North of the property is a currently vacant residential building lots. Surrounding zoning is RS7 (Single-Dwelling Residential) and IL (Limited Industrial) District to the northwest.

The three lots are currently 40 feet wide and nonconforming with the width and area standards in the RS7 District, but currently eligible for building permits. This Minor Subdivision eliminates the nonconformity for Lot 1 and increases the width and area for the new Lot 2, thereby reducing the existing nonconformity.

UTILITIES/EASEMENTS

There are no proposed changes to utilities easements. All lots will have access to utilities from infrastructure that is adjacent to the properties.

ACCESS

The property is adjacent to E. 12th Street Laura Avenue, improved City Streets. Access to both lots will remain off of the alley located to the west of the parcels. An additional 20' of Right-of-way is being vacated along E. 12th Street to add land area to Lot 1.

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. A total of 7 trees are required where the property is adjacent to local streets. 4 trees are required along Laura Street. 3 trees are required along E. 12th Street. 7 trees are being provided, 6 trees on Lot 1 and 1 tree on Lot 2. The proposed 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 subject to the following condition:

1. City Commission approval of a 20 ft. vacation of Right-of-Way along the south side of E. 12th Street.