

December 4, 2017

MS-17-00397: Classical Development Addition, a Minor Subdivision/Replat of the North 50 feet of Lot 10 and Lot 11, Block 8, Oread Addition, A subdivision in the City of Lawrence, Douglas County, Kansas. Submitted by TreanorHL, for Classical Development, LLC., the property owner of record.

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

1. City Commission acceptance of a dedication of utility/drainage easement 15' wide centered along the new lot line.
2. Submittal of a signed mylar, paid tax receipts and recording fees.

KEY POINT

The Minor Subdivision proposes adjusting a lot line 25' to the north to create 2 equal sized lots with 9,375 sq. ft. each. There is a 15' utility easement that will be dedicated that is to be located centered along the new lot line. There will also be an associated use of Right-of-Way agreement to allow for parking access, pedestrian access improvements and trash collection. 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-17-00528: Site plan for development of property with existing residential structure on 1208 Mississippi Street and a Multi-Dwelling structure on 1218 Mississippi Street. The site plan is currently under review.
- DR-17-00293: Historic Review; 1208 Mississippi Street, remodel and rehabilitation existing residential structure.
- DR-17-00296: Historic Review; 1218 Mississippi Street, new construction Multi-Dwelling structure.

OTHER ACTION REQUIRED

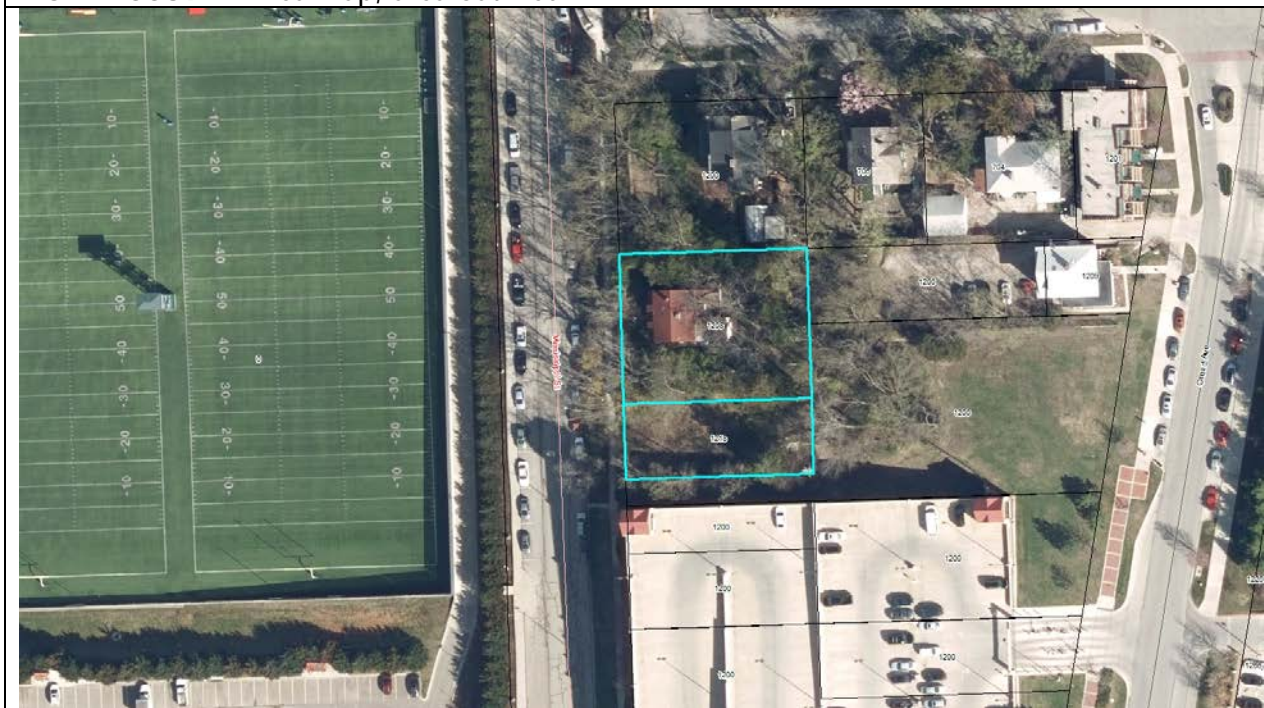
Submittal of a signed mylar copy of the Minor Subdivision, an executed Master Street Tree Plan, and recording fees for recording with the Douglas County Register of Deeds.

City Commission acceptance of dedication of easement which is scheduled for the December 19,

2017 City Commission meeting.

GENERAL INFORMATION	
Current Zoning and Land Use	RM32-UC (Multi-Dwelling Residential) District
Legal Description:	Proposed: Classical Development Addition, a Minor Subdivision/Replat of the north 50 feet of Lot 10, and lot 11, Block 8, Oread Addition, a subdivision in the Southeast Quarter of Section 36, Township 12 South, Range 19 East, in the City of Lawrence, Douglas County, Kansas.
Number of Existing Lots:	2 (12,500 sq. ft.) & (6,250 sq. ft.)
Number of Proposed Lots:	2 (9,375 sq. ft.) & (9,375 sq. ft.)

MS-17-00397 - Area map, area outlined.



STAFF REVIEW

The Minor Subdivision proposes adjusting a lot line 25' to the north to create 2 equal sized lots with 9,375 sq. ft.

MS-17-00397 – proposed Minor Subdivision.

Classical Development Addition
Minor Subdivision MS-17-00397

structure on Lot 1 is proposed to be rehabilitated and remodeled to maintain the existing single-dwelling structure use.

This property is also located in the Hancock Historic District, the Historic Environs of the Jane A. Snow Residence, listed in the Lawrence Register of Historic Places and in District 4 of the Oread Conservation Overlay District. The proposed Minor Subdivision and associated development projects have been reviewed and approved by the Historic Resource Commission (DR-17-00293 and DR-17-00297).

The property is surrounded by multi-dwelling residential zoning with developed parcels on the north and east. West of the property is a currently zoned U-KU and is part of the University of Kansas property. It is currently developed as the football practice field. South of the property is also zoned U-KU and is developed with a multi-story parking structure.

UTILITIES/EASEMENTS

There will be a dedicated easement with this Minor Subdivision to provide services and meet drainage requirements for both lots. The 15' wide utility/drainage easement will be centered along the new lot line. An existing sanitary sewer main located on Lot 2 will be relocated to the new easement.

ACCESS

The property is adjacent to Mississippi Street, an improved City Street. Access to both lots will remain off of Mississippi Street. Due to the grade adjacent to Mississippi Street, retaining walls and stairs will be constructed in the right-of-way to accommodate access and a designated area for trash collection.

A Use of Right-of-Way Agreement will be executed in association with the Site Plan for the development. (SP-17-00528, in process.) Retaining walls, stair and sidewalk improvements for pedestrian access to the parcels, trash collection and underground parking access will take place in the right-of-way along Mississippi Street.

MASTER STREET TREE PLAN

Street trees are required at a rate of 1 tree per 40 ft of frontage. A total of 4 trees are required where the property is adjacent to local streets. 4 trees are required along Mississippi Street. 4 trees are being provided, 2 trees on Lot 1 and 2 trees 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 conditions:

1. City Commission acceptance of a dedication of utility/drainage easement 15' wide centered along the new lot line.

2. Submittal of a signed mylar, paid tax receipts and recording fees.