ITEM NO 2: PRELIMINARY PLAT FOR Walnut Addition; 775 Walnut Street (BJ P)

PP-16-00057: Consider a Preliminary Plat for Walnut Addition, a 7 lot subdivision containing 2.018 acres, located at 775 Walnut St. Submitted by Grob Engineering Services LLC, for Lawrence Habitat for Humanity, property owner of record.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Plat of Walnut Addition.

Reason for Request: Subdivision of existing lot into seven lots.

KEY POINTS
• The subject property contains one lot, which is undeveloped. This Preliminary Plat proposes to subdivide the lot into 7 lots.

SUBDIVISION CITATIONS TO CONSIDER
• This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ATTACHMENTS
Attachment A: Preliminary Plat

ASSOCIATED CASES/OTHER ACTION REQUIRED
Associated Cases
• None

Other Action Required:
• Submittal of final plat for administrative approval and recordation with the Douglas County Register of Deeds, subject to recordation by separate instrument of the private access easement.

PLANS AND STUDIES REQUIRED
• Downstream Sanitary Sewer Analysis – DSSA provided by applicant, accepted by City Staff.
• Drainage Study – Drainage Study provided by applicant, accepted by City Staff.
• Traffic Study – 7-Step Study provided by applicant, accepted by City Staff.

PUBLIC COMMENT
None received prior to publication.
Site Summary

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Gross Area:</td>
<td>2.018 acres</td>
</tr>
<tr>
<td>Right-of-Way Dedicated:</td>
<td>None</td>
</tr>
<tr>
<td>Number of Proposed Lots:</td>
<td>7</td>
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<tr>
<td>Minimum Lot Size</td>
<td>0.1616 acres</td>
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<tr>
<td>Maximum Lot Size</td>
<td>0.325 acres (14,159 sq ft)</td>
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<tr>
<td>Average Lot Size</td>
<td>0.232 acres (7,020 sq ft)</td>
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</tbody>
</table>

GENERAL INFORMATION

Current Zoning and Land Use: RS7 (Single-Dwelling Residential) District; undeveloped
Surrounding Zoning and Land Use: RS7 (Single Dwelling Residential) District to the north, south, east, and west; existing detached homes.

STAFF REVIEW

This property is located that the northwest corner of N 8th Street and Walnut Street in the North Lawrence neighborhood. The subject property contains one undeveloped lot and is located in an existing residential neighborhood. The subject property and the surrounding area is zoned RS7 (Single-Dwelling Residential) District. The surrounding properties are developed with Detached Dwellings.

The intent behind the application is to subdivide the existing lot into 7 new lots that will be developed by Habitat for Humanity for affordable housing stock.

Figure 1. Zoning and land use of area.
**Compliance with Zoning Regulations for the RS7 District**

<table>
<thead>
<tr>
<th>Lot</th>
<th>Lot Area</th>
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<tbody>
<tr>
<td>Lot 1</td>
<td>7,211 sq ft</td>
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<tr>
<td>Lot 2</td>
<td>7,189 sq ft</td>
</tr>
<tr>
<td>Lot 3</td>
<td>7,037 sq ft</td>
</tr>
<tr>
<td>Lot 4</td>
<td>7,020 sq ft</td>
</tr>
<tr>
<td>Lot 5</td>
<td>14,159 sq ft</td>
</tr>
<tr>
<td>Lot 6</td>
<td>14,125 sq ft</td>
</tr>
<tr>
<td>Lot 7</td>
<td>14,090 sq ft</td>
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</tbody>
</table>

**Table 1. Proposed lot sizes**

The square footage associated with each of the seven proposed lots exceeds the minimum 7,000 sq. ft. lot area (Table 1).

The proposed lots comply with the Dimensional Standards in Section 20-601(b).

**Streets and Access**

The subject property is located on the northwest corner of N 8th Street and Walnut Street. Both streets are classified local streets. Lot 1 and Lot 2 will take access from Walnut Street, while Lots 3-7 will take access from N 8th Street.

There is an existing sidewalk on the east side of the subject property (on the west side of N 8th Street). The southern portion of the subject property does not contain a sidewalk; however the Preliminary Plat indicates that sidewalks will be added on the north side of Walnut Street with development. The new sidewalk will tie into the existing sidewalk on N 8th Street and the sidewalk on the north side of Walnut Street (east of the subject property).

**Utilities and Infrastructure**

There are existing water and sanitary sewer lines located along the east and south sides of the subject property to serve future development.

The preliminary plat proposes that the private sanitary sewer service lines from each of the lots cross the City right-of-way for approximately 30’ before connecting to the existing sanitary sewer line in Walnut Street and N 8th Street. Per Section 19-214(B) of the City Code, a private sanitary sewer service line shall not be located in a City right-of-way for a length greater than 15’. The Owner requested a variance from this provision. Per Section 19-214(E) of the Code, the provisions of Section 19-214 may be waived by the City Manager if, upon review by the Department of Utilities staff and the City Manager, it is found that the requirements of this Section create a hardship on the property owner or that the characteristics of the property are unique in comparison to other properties in the general area. For this variance request, the Department of Utilities indicated that they preferred the service lines connect directly to the existing sanitary sewer located in the City right-of-way so a parallel sanitary sewer would not have to be constructed at the cost of the developer and maintained by the City. The sanitary sewer variance request was approved by the Interim City Manager on February 28, 2016.

**Easements and Rights-of-way**

The preliminary plat indicates that new 10’ utility and drainage easements will be provided along the north and west boundaries of the property.

The subject property is bound by N 8th street to the east and Walnut Street to the south. Both streets are classified as local streets and require 60’ of right-of-way per Section 20-810(e)(5)(l) of the Land Development Code. The existing right-of-way is 60’; therefore, no additional right-of-way is required.
Floodplain
The subject property is located in Zone X—Protected by the Levee. Properties within this zone are not subject to the Floodplain Management Regulations.

Conformance
The preliminary plat will divide an existing lot into 7 lots to allow for the development of new Detached Dwellings. The preliminary plat is in conformance with the recommendations in Horizon 2020. The preliminary plat also conforms with the standards and requirements of the Subdivision Regulations and the Development Code.