

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM
PUBLIC HEARING ON THE VARIANCE ONLY**

PC Staff Report
04/25/2015

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

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	
Gross Area:	2.018 acres
Right-of-Way Dedicated:	None
Number of Proposed Lots:	7
Minimum Lot Size	0.1616 acres
Maximum Lot Size	0.325 acres (14,159 sq ft)
Average Lot Size	0.232 acres (7,020 sq ft)

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 at 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

Lot	Lot Area
Lot 1	7,211 sq ft
Lot 2	7,189 sq ft
Lot 3	7,037 sq ft
Lot 4	7,020 sq ft
Lot 5	14,159 sq ft
Lot 6	14,125 sq ft
Lot 7	14,090 sq ft
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 of 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.

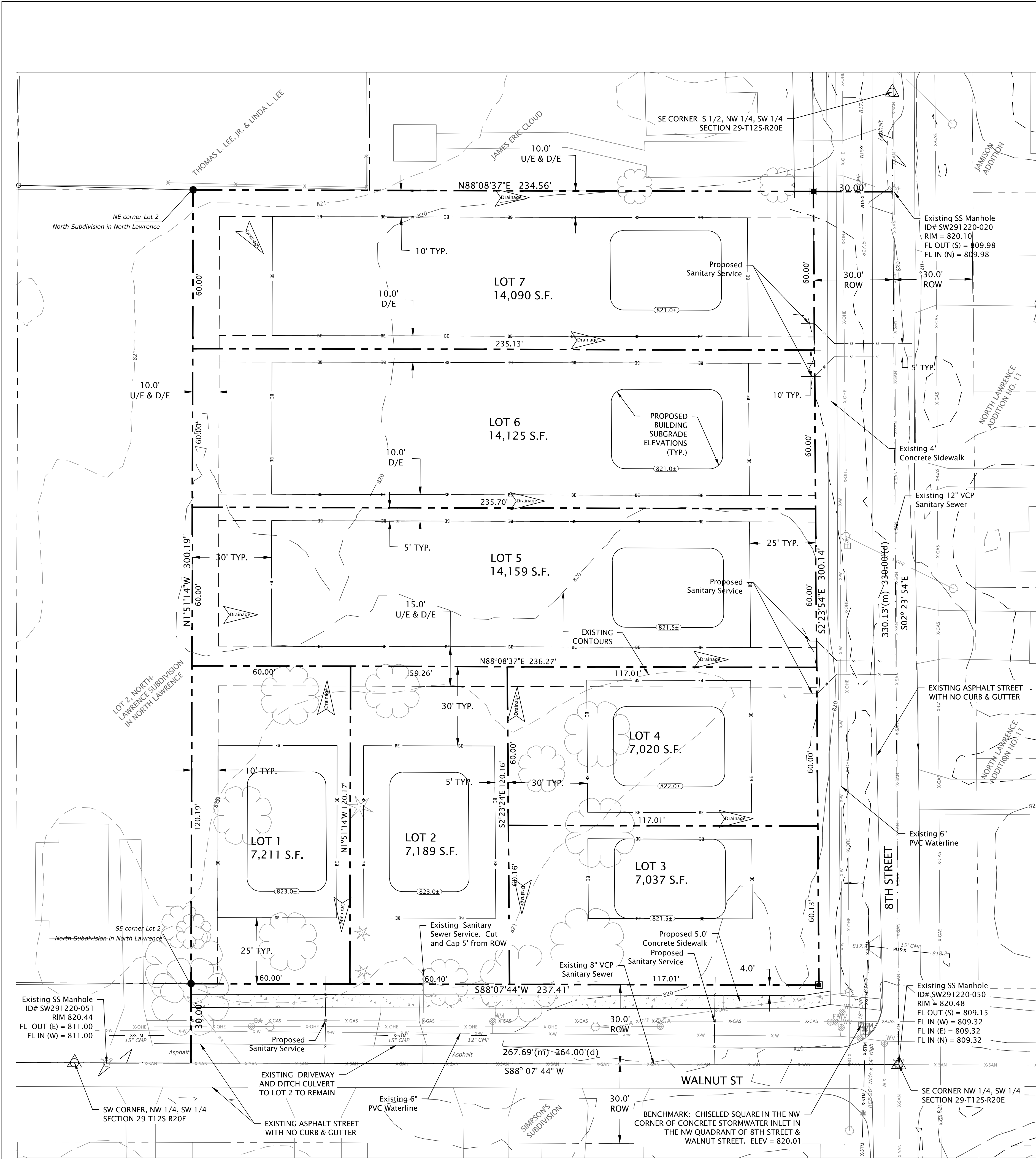
The subject property is bound by N 8th street to the east and Walnut Street to the south. Both streets are classified as local streets and require 60' of right-of-way per Section 20-810(e)(5)(i) of the Land Development Code. The existing right-of-way is 60'; therefore, no additional right-of-way is required.

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.



LEGAL DESCRIPTION - LINCOLN SUBDIVISION

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 29, Township 12 South, Range 20 East of the 6th P.M., in the City of Lawrence, Douglas County, Kansas and more particularly described as follows: Beginning at the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 29; thence South 88 degrees 07' minutes 44 seconds West along the South line of the Northwest Quarter of the Southwest Quarter of said Section 29 a distance of 267.69 feet to the Southeast corner of North Subdivision in North Lawrence; thence North 01 degrees 51' minutes 14 seconds West along the East line of North Subdivision in North Lawrence a distance of 330.19 feet to the Northeast corner of North Subdivision in North Lawrence; thence North 88 degrees 08' minutes 37 seconds East a distance of 264.56 feet to the East line of the Northwest Quarter of the Southwest Quarter of said Section 29; thence South 02 degrees 23' minutes 54 seconds East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 29 a distance of 330.13 feet to the Point of Beginning, containing 2.02 acres, more or less, all in the City of Lawrence, Douglas County, Kansas. Subject to rights-of-way, easements and restrictions of record.

PROJECT BENCH MARK:

- 1. NATIONAL GEODETIC SURVEY VERTICAL BENCHMARK IS A DISK MARKED "B 276" RESET 1956" SET IN A CONCRETE HEADWALL AT THE INTERSECTION OF HIGHWAYS 40, 59, AND 24. THE DISK IS 74.0 FEET EAST OF THE CENTER LINE OF THE NORTHBOUND LANE OF HIGHWAY 59, IN THE TOP OF THE NORTHEAST END OF THE SOUTH HEADWALL OF A 6-FOOT CONCRETE CULVERT. ELEVATION = 816.38 FT.
- 2. CHISELED SQUARE IN THE NW CORNER OF CONCRETE STORMWATER INLET IN THE NW QUADRANT OF 8TH STREET & WALNUT STREET, ELEVATION = 820.01.

REFERENCED DOCUMENTS

- 1. Survey No. 1494 and on file at Douglas County Public Works.
- 2. Survey No. 2826 and on file at Douglas County Public Works.
- 3. Final Plat for North Subdivision in North Lawrence.
- 4. Final Plat for Alexander Addition.
- 5. Final Plat for W & H Group Addition No. 1.

SITE SUMMARY

Gross Area of Subdivision:	2.018 AC
Area within RS-7 Zoning District:	2.018 AC
Previously Dedicated Right-of-Way:	0.391 AC
Additional Dedicated Right-of-Way:	0.000 AC
Total Number of Lots:	7
Minimum Lot Size:	0.161 AC
Maximum Lot Size:	0.325 AC
Average Lot Size:	0.232 AC

GENERAL NOTES

- 1. Developer: Lawrence Habitat for Humanity, Inc. 700 Connecticut Lawrence, Kansas 66044
- Land Planner/Engineer: Grob Engineering Services, LLC 3210 Mesa Way, Suite A Lawrence, Kansas 66049
- Surveyor: Stebbins Surveying, LLC 4778 Decatur Road Meridan, KS 66512
- 2. Aerial and topographic information obtained from aerial survey performed by Sanborn Mapping for the City of Lawrence and Douglas County 2006. Specific topographic and boundary information for property & directly adjacent obtained from field survey provided by Stebbins Surveying LLC, January, 2016.
- 3. Typical Soil Type: Ev - Eudora-Bismarckgrove Silt Loam
- 4. Existing Land Use: Single Family Residential
- 5. Proposed Land Use: Single Family Residential
- 6. Current Zoning: RS-7
- 7. The property is completely encumbered by Zone X of "Other Areas of Flood Hazard, Area with Reduced Flood Risk due to Levee" per FEMA Flood Insurance Study and Map Number: 20045C0176E, Map Revised: September 2, 2015
- 8. Proposed utility locations, elevations, and sizes are preliminary and will be finalized during final design of improvements.
- 9. Drainage culverts (12" min. dia.) will be installed at each residential driveway location to provided driveway connection to 8th and Walnut Streets.
- 10. New telephone, cable television and electrical lines (except high voltage lines) must be located underground. The developer is responsible for the cost of relocation of existing utilities, if necessary to serve the subdivision.
- 11. Soils investigations shall be performed before primary structures are erected on lots with slopes greater than 3:1, or non-engineered fill greater than 12 inches. A soils engineer licensed by the State of Kansas, shall perform investigations, and a report of the investigation shall be submitted to the City of Lawrence Codes Enforcement Division. Other lots may be required to be investigated where excavation reveals indications of unsuitable conditions.

PROVISION AND FINANCING OF ROADS, SEWER, WATER AND OTHER PUBLIC SERVICES

- 1. No new public right-of-way or streets will be created as part of this subdivision. No improvements are proposed for 8th or Walnut Streets. Sidewalks exists along 8th Street. Sidewalks will be constructed along Walnut Street in accordance with Public Improvement Standards Section 20-811(c).
- 2. This subdivision will connect to the City of Lawrence public water source.
- 3. This subdivision will connect to City of Lawrence public sanitary sewer system.
- 4. The above mentioned public improvements will be financed and completed by the Subdivision Developer.

SANITARY SEWER VARIANCE

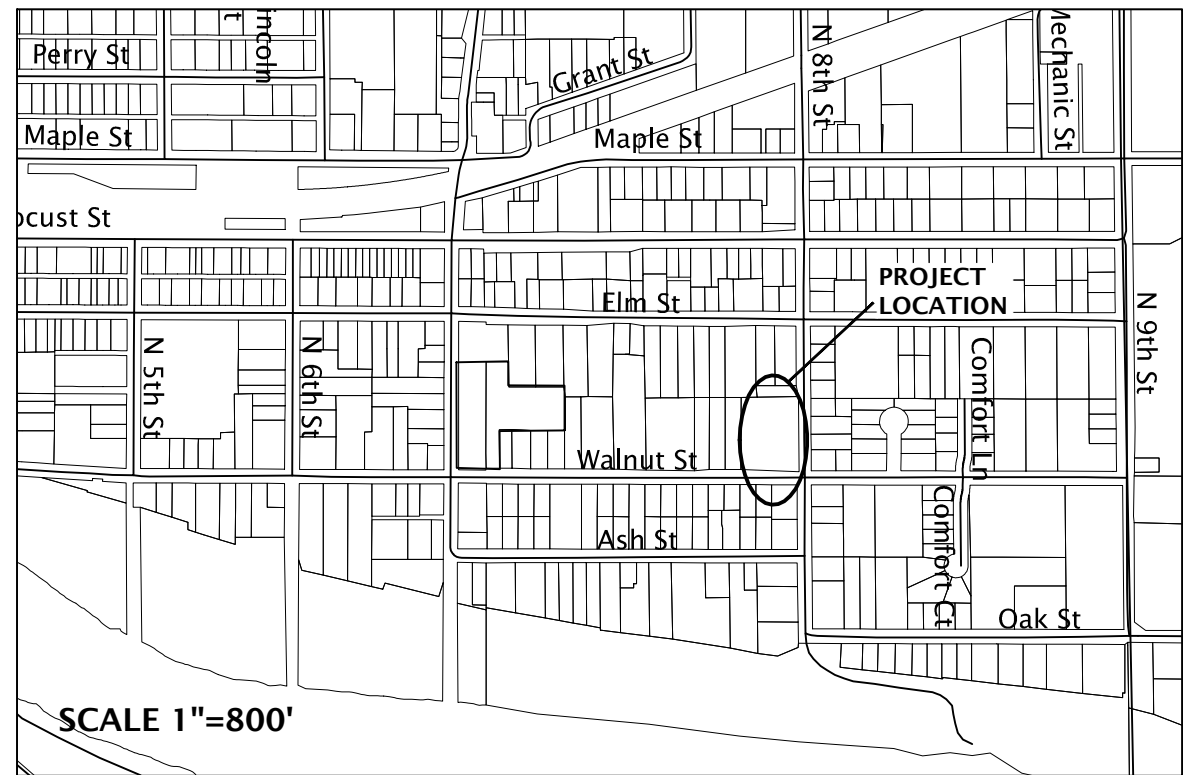
Pursuant to Land Development Code Section 19-214(B), "A private sanitary sewer service line shall not cross any public right-of-way or drainage easement. A private sanitary sewer service line shall not be located in a City public utility easement or City public right-of-way for a length greater than fifteen (15) feet. (Ord. 7743, Ord. 8747)". The Owners of this property request a variance to this requirement to allow Lots 4-7 be served by individual sanitary sewer service lines connected to the existing main in 8th Street and Lots 1 & 3 be served by individual sanitary sewer service lines connected to the existing main in Walnut Street.

LEGEND

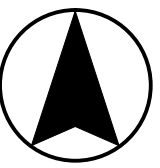
— OHW — OHV — OVERHEAD WIRE	— OHE — OHE — OVERHEAD ELECTRICAL	— UOT — UOT — UNDERGROUND TELEPHONE	— GAS — GAS — GAS	— W — W — WATERLINE	— SAN — SAN — SANITARY SEWER LINE	— SS — SS — SANITARY SEWER SERVICE	— STM — STM — STORMWATER LINE	— PL — PL — PROPERTY LINE	— CL — CL — CENTERLINE	— P — P — PAVEMENT	— E — E — EASEMENT	— SB — SB — BUILDING SETBACK LINE	— BE — BE — BUILDING ENVELOPES	— SAN — SAN — SANITARY MANHOLE	— STM — STM — STORM MANHOLE	— GAS — GAS — GAS VALVE	— W — W — WATER METER	— V — V — WATER VALVE	— F — F — FIRE HYDRANT	— T — T — TRAFFIC SIGNAL STR.	— G — G — GAS VALVE	— M — M — GAS METER	— L — L — LIGHT POLE	— S — S — SIGN	— E — E — ELECTRIC BOX	— C — C — CABLE TV BOX	— B — B — BACK OF CURB TO BACK OF CURB	— ROW — ROW — RIGHT-OF-WAY	— CL — CL — CENTERLINE	— DE — DE — DRAINAGE EASEMENT	— UE — UE — UTILITY EASEMENT	— AE — AE — ACCESS EASEMENT	— (P) — (P) — PLATTED	— (M) — (M) — MEASURED	— (CM) — (CM) — CALCULATED FROM MEASUREMENTS	— (F) — (F) — FOUND BAR - 2" UNLESS OTHERWISE NOTED - ORIGIN UNKNOWN	— (S) — (S) — SET 2" x 24" REBAR W/CAP "1356"
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NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE

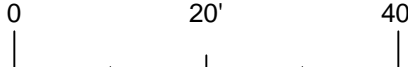
LOCATION MAP



THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION



SCALE: 1" = 20'



a preliminary plat for
WALNUT ADDITION

GES

GROB
ENGINEERING
SERVICES, LLC

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PRELIMINARY PLAT

WALNUT ADDITION

775 Walnut Street
LAWRENCE, KANSAS

DESIGNED BY
JDC

CHECKED BY
JDC

ISSUE DATE
February 17, 2016

REVISIONS
March 25, 2016

SHEET
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