

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM**

PC Staff Report
12/14/2015

ITEM NO 3B: PRELIMINARY PLAT FOR WESTWOOD HILLS 9TH PLAT; 1041 N 1700 ROAD (KES)

PP-15-00527: Consider a preliminary Plat for Westwood Hills 9th Plat, located at 1041 N 1700 Rd. The residential subdivision contains approximately 3 acres and proposes 6 single-dwelling lots along the east side of Dole Drive (extended). Submitted by BG Consultants Inc. on behalf of Wedman Construction, Inc. property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Westwood Hills 9th Plat.

Reason for Request: *In conjunction with an annexation and rezoning for additional residential development as part of Westwood Hills.*

KEY POINTS

- The property is located to the east of Dole Drive at the southeast corner of N 1700 Road and is currently zoned A (County Agriculture) District.
- Platting is required prior to development.
- The proposed preliminary plat is consistent with area and will allow development to continue as part of the established Westwood Hills development.

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

Z-15-00524 Rezoning; A (County Agriculture) to RS10 (Single-Dwelling Residential) District; In progress. (Scheduled for Planning Commission, December 2015).
A-15-00525 Annexation; In progress. (Scheduled for City Commission, January 2015).
PF-15-00614 Final Plat; Westwood Hills 9th Plat; In progress.

Other Action Required:

- Administrative approval of Final Plat and recordation with the Douglas County Register of Deeds.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis – Submitted 10-12-2015 and approved.*

- *Drainage Study – Submitted 10-12-2015 and approved with condition that a stormwater pollution prevention plan is submitted and approved and a copy of the Notice of Intent that was submitted to the Kansas Department of Health and Environment.*
- *Traffic Study – Not Required.*
- *Retail Market Study – Not Required.*

PUBLIC COMMENT

None received prior to publication.

Site Summary	
Gross Area:	130,773 sq. ft.
Right-of-Way Dedicated:	7,906 sq. ft.
Number of Proposed Lots:	6
Minimum lot size	19,755 sq. ft.
Maximum lot size	21,789 sq. ft.
Average lot size	20,478 sq. ft.

GENERAL INFORMATION

Current Zoning and Land Use: A (County Agriculture) District; *One Single-Dwelling Structure and open land.*

Surrounding Zoning and Land Use: To the east: RS40 (Single-Dwelling Residential) District; *Single-Dwelling Residential structures.*

To the south: RS10 (Single-Dwelling Residential) District; *Partially developed with Single-Dwelling Residential structures.*

To the west: RS10 and RS7 (Single-Dwelling Residential) Districts; *Partially developed with Single-Dwelling Residential structures.*

To the north: A (County Agriculture) and OS (Open Space); *Single-Dwelling Residential structures and open land.*

STAFF REVIEW

This property is located at the southeast corner of Dole Drive and N. 1700 Road. The subject property is being annexed into the city, rezoned and prepared for development of 6 lots. The current zoning is A (County Agriculture). The proposed zoning is RS10 (Single-Dwelling Residential) District. **Figure 1.**

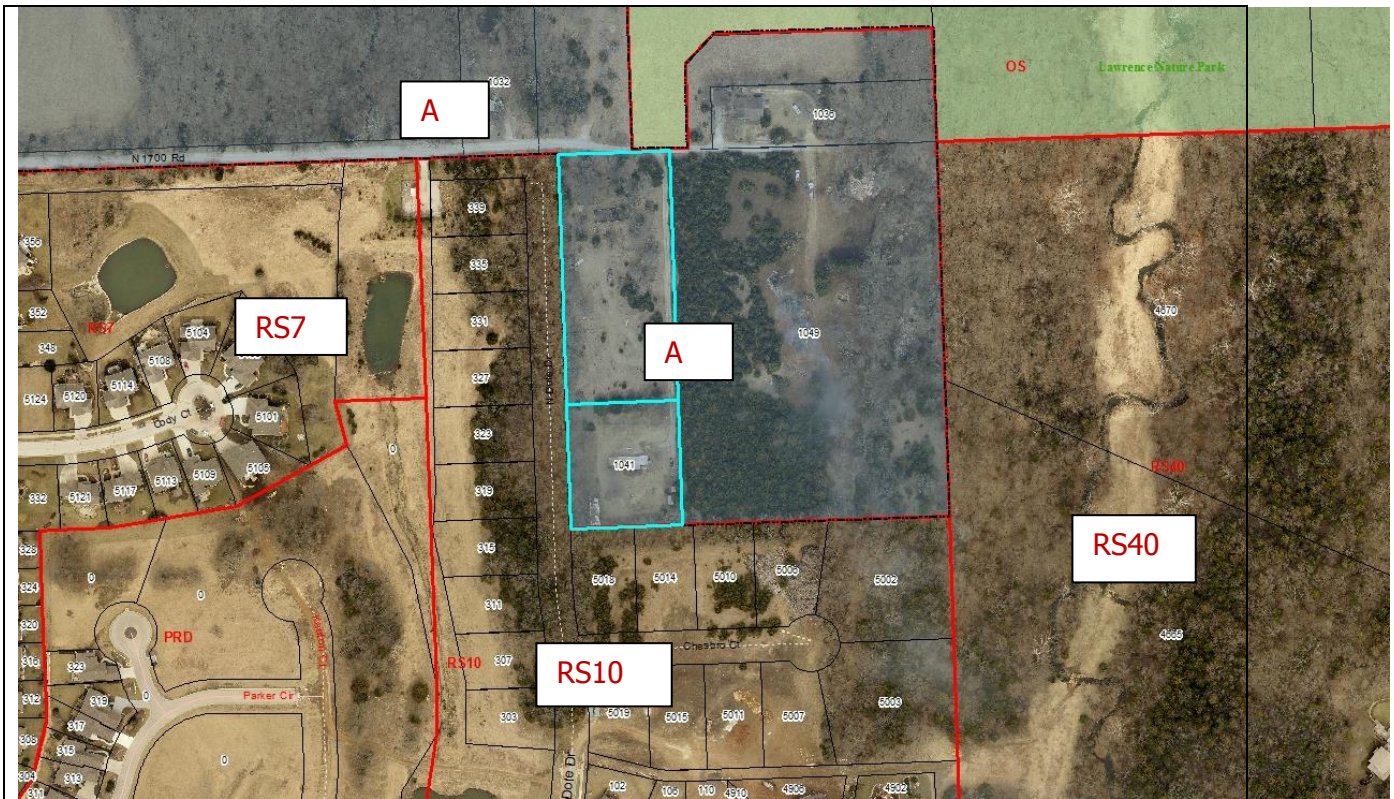


Figure 1. Zoning and land use of area. Subject property is highlighted in turquoise.

Compliance with Zoning Regulations for the RS10 District

Lot	Lot Area
Lot 1	19,763 sq. ft.
Lot 2	19,759 sq. ft.
Lot 3	19,755 sq. ft.
Lot 4	20,013 sq. ft.
Lot 5	21,787 sq. ft.
Lot 6	21,789 sq. ft.

Table 1. Proposed lot sizes

The square footage associated with each of the six proposed lots exceeds the minimum 10,000 sq. ft. lot area (Table 1). The proposed lot lines are located so that the proposed lot requirements conform to the minimum dimensional standards in the RS10 District. The proposed lots comply with the Dimensional Standards in Section 20-601(a). **Figure 2.**

Streets and Access

The subject property is located along the east side of Dole Drive at the intersection of Dole Drive and N. 1700 Road. N. 1700 Road will not be improved until such time as it is annexed into the city limits. The proposed lots will take access from Dole Drive. Dole Drive has already been improved with the previous plat; Westwood Hills 8th Plat. Lots along the west side of Dole Drive were platted at that time. This plat will subdivide the lots along the east side of Dole Drive. The new lots will not take access from N. 1700 Road.

An extension of sidewalk will be constructed on the east side of Dole Drive. The provision of sidewalk on the west side of Dole Drive has already been addressed as part of the approved Final Plat for Westwood Hills 8th Plat. The extension of sidewalk on the east side of Dole Drive with this Preliminary Plat will meet the requirement for sidewalks on both sides of the street per Land Development Code section 20-811(c).

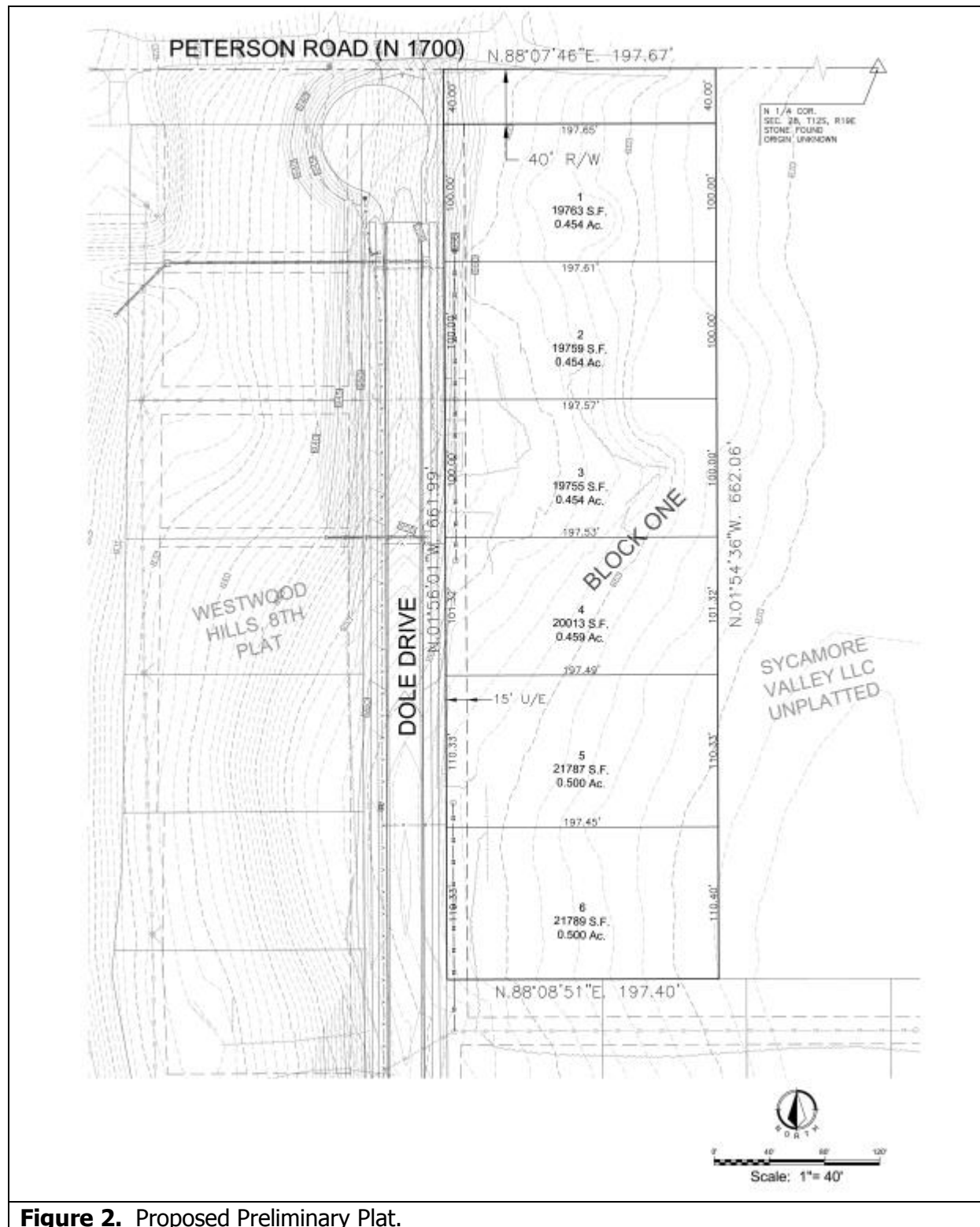


Figure 2. Proposed Preliminary Plat.

Utilities and Infrastructure

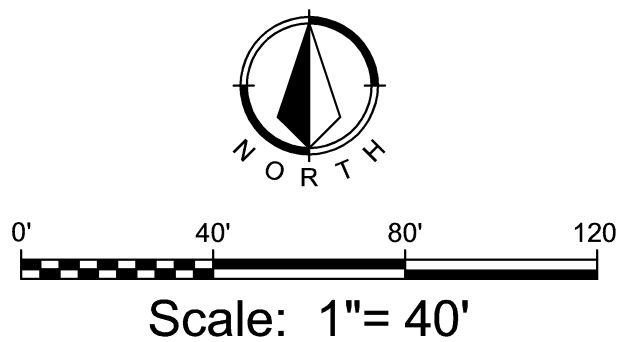
This Preliminary Plat does not include any changes to utility infrastructure. Utilities can be extended to serve the development of the proposed lots. The proposed preliminary plat includes the necessary easements to accommodate service to individual lots.

Easements and Rights-of-way

There is 40 ft. of public right-of-way proposed adjacent to N. 1700 Road along Lot 1. This right-of-way will be dedicated to allow for improvements to N. 1700 Road at the time it becomes annexed into the city limits. An agreement not to protest formation of a Future Benefit District for street improvements will be required with the Final Plat.

Conformance

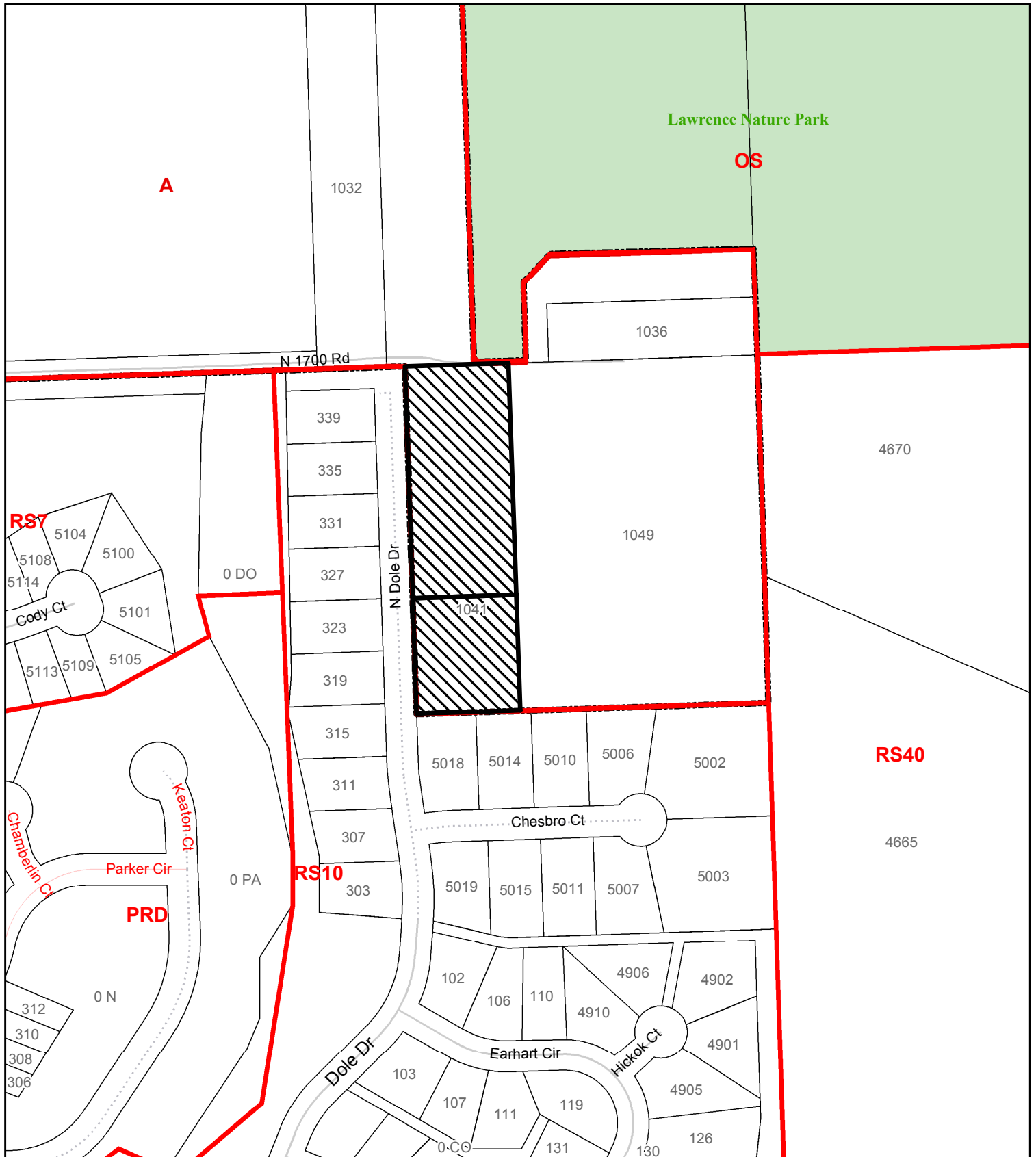
The proposed preliminary plat is in conformance with the recommendations in *Horizon 2020*. The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.



1. THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHTS-OF-WAY ASSOCIATED WITH PETERSON ROAD AS SHOWN.
2. THE SUBDIVISION WILL CONNECT TO THE CITY OF LAWRENCE WATER SYSTEM VIA 2" SERVICE LINES THAT WERE INSTALLED AS PART OF THE WESTWOOD HILLS 8TH PLAT INFRASTRUCTURE IMPROVEMENTS.
3. THE SUBDIVISION WILL CONNECT TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA PROPOSED 8-INCH MAINS TO BE LOCATED ON THE EAST SIDE OF DOLE DRIVE.
4. PROPERTY OWNERS OF THE LOT IN THE SUBDIVISION MAY OR MAY NOT BE SUBJECT TO SPECIAL ASSESSMENTS OR OTHER COSTS OF STREETS, ROADS, WATER LINES AND TREATMENT, AND/OR WASTEWATER LINES AND TREATMENT.
5. THE PROVISION OF IMPROVED ROADS, WATER SERVICE, AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.

LOCATION MAP

1



**Z-15-00524: Rezone 3 acres from A District to RS10 District and
PP-15-00527: Preliminary Plat of Westwood Hills 9th Plat
Located at 1041 N. 1700 Road**