

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Non-Public Hearing Item**

PC Staff Report  
05/18/15

**ITEM NO. 3:      PRELIMINARY PLAT FOR THE RESERVE AT ALVAMAR NO. 4. – 1733  
BOBWHITE DR (KES)**

**PP-15-00114:** Consider a Preliminary Plat for The Reserve at Alvamar No. 4, a residential subdivision containing approximately .903 acres, located at 1733 Bobwhite Drive and associated easements. Submitted by LandPlan Engineering, for Christopher M. and Amanda M. Storm, property owners of record.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of The Reserve at Alvamar No. 4 subject to the following conditions:

1. Approval of the Downstream Sanitary Sewer Analysis (DSSA) by the Utilities Department.
2. Provision of a note on the Preliminary Plat that a variance has been requested from Section 19-214(B) of the City Code related to the location of a sanitary sewer service line across public right-of-way or drainage easement.
3. Relocation of the proposed sanitary sewer service line to the east outside of the regulatory floodplain.

**Reason for Request:**      Subdivision is dividing one Tract into one Lot and one Tract prior to development of the property for a future Single-Dwelling structure on the resulting lot.

**KEY POINTS**

- This land division must be processed as a Major Subdivision as the criteria for a Minor Subdivision/Replat are not met. The property is not a platted lot and vacation of an existing drainage easement is proposed.
- To replat Tract A, The Reserve at Alvamar No. 3 into a new lot and tract.

**SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.
- A variance is being requested from 19-214(B) which states that a private sanitary sewer service line shall not cross any public right-of-way or drainage easement. The applicant will provide this variance request to the Utility Department with the Final Plat.

**ASSOCIATED CASES**

- PP-12-39-00 Preliminary Plat: The Reserve at Alvamar No. 3
- PF-03-06-01 Final Plat: The Reserve at Alvamar No. 3 (Intersection of Bob White Dr. and George Williams Way)

**OTHER ACTION REQUIRED**

- Submittal and Administrative Approval of Final Plat.
- City Commission vacation of and acceptance of dedications of easements shown on the Final Plat.
- Approval of Public Improvement Plans.

- Recording of the Final Plat with the Douglas County Register of Deeds.
- Application and release of Building Permits prior to development. (The building permits will require review by the Fire Code Official to insure the driveway is constructed to accommodate Fire Protection vehicles.)

#### **PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Not required. Per Section 20-916 of the Development Code, a Traffic Impact Study is not required for residential developments with ten or fewer lots or dwelling units.
- *Downstream Sanitary Sewer Analysis* – A DSSA is required and a revised DSSA has been submitted to the Utilities Department for approval.
- *Drainage Study* – A drainage study is required prior to development. The drainage study has been provided with the Preliminary Plat.
- *Retail Market Study* – Not applicable to project.

#### **PUBLIC COMMENT**

No public comment was received prior to publication of this staff report.

#### **Site Summary**

Gross Area:	.903 acres
Number of Existing Tracts:	1 Tract
Number of Proposed Lots:	1 Lot and 1 Tract
Proposed Lot Area:	.661 acres (28,811 sq ft)
Proposed Tract Area:	.242 acres (10,529 sq ft)
Proposed Density:	1 dwelling unit / .661 acres: 1 dwelling unit per acre

#### **GENERAL INFORMATION**

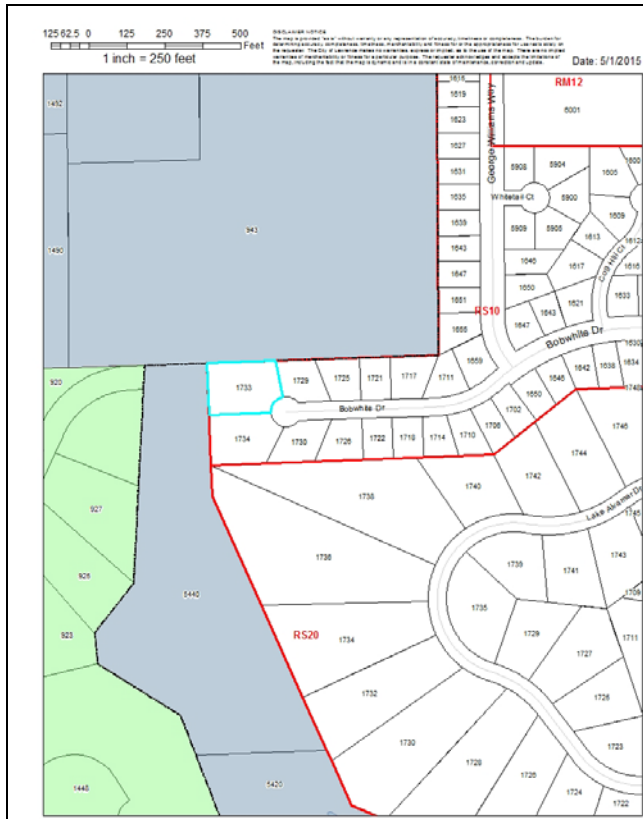
Current Zoning and Land Use: RS10 (Single-Dwelling Residential) District; *Vacant*

Surrounding Zoning and Land Use:

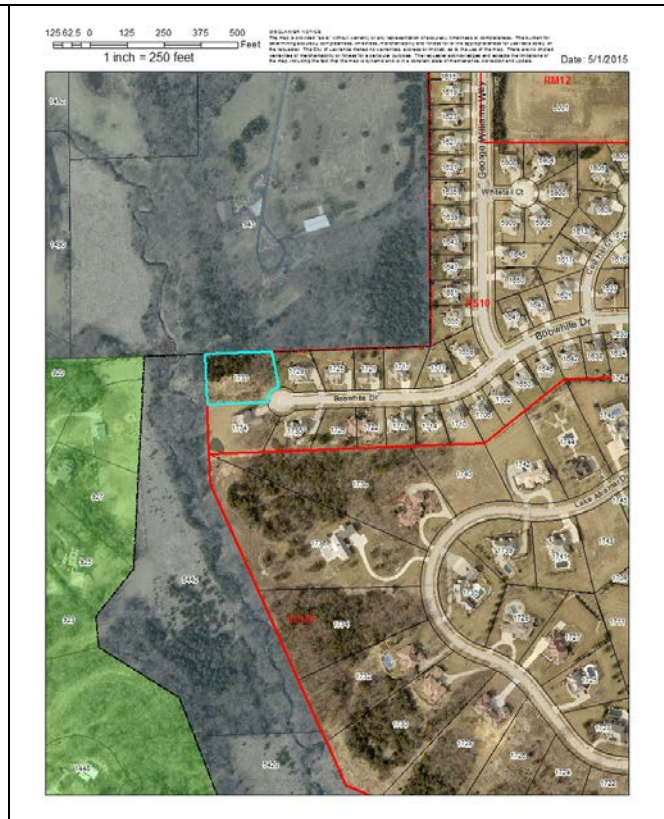
To the north and west:  
Unincorporated area of Douglas County-A (Agriculture); *Detached Dwellings and Undeveloped*

To the south:  
RS20 and RS7 (Single-Dwelling Residential) Districts; *Detached Dwellings*

To the east:  
RS10 (Single-Dwelling Residential) District; *Detached Dwellings*  
(Figure 1)



**Figure 1a.** Zoning in the area. Subject property is outlined.



**Figure 1b.** Land use in the area.

## STAFF REVIEW

This property is located at the west end of Bobwhite Drive, a City street. It is encumbered by the regulatory floodplain but is not within the environs of a registered historic property. The property is currently vacant. This plat will divide the tract into a lot that will accommodate a single-dwelling structure and a tract that will retain the existing drainage easement and contain the regulatory floodplain. The intent is to create a buildable lot for a single-dwelling structure and create a tract that will accommodate the regulatory floodplain and drainage easement.

## Compliance with Zoning Regulations for the RS10 District

Per Section 20-809(d)(2) of the Development Code, each lot resulting from the division will conform with the minimum lot size and other dimensional requirements applicable to the property through the Zoning District regulations. Lots created in the RS10 District must have a minimum area of 10,000 sq ft, a minimum lot width of 70 ft and a minimum lot frontage of 40 ft, per the Dimensional Standards in Section 20-601(b) of the Development Code. The proposed lot meets these requirements.

## Streets and Access

The resulting lot will take access from Bobwhite Drive. The lot will have approximately 42 ft of frontage.

An important aspect of subdivision design is insuring adequate access for Fire/Medical vehicles to the structures. In order to create a buildable lot, a driveway must be installed over the proposed drainage easement and drainage channel. This will result in a long access driveway, which may exceed Fire Code distance requirements. Appropriate fire access will be established with the review

of a building permit for the future structure. An example of a proposed driveway meeting this requirement is noted on the plat.

### **Utilities and Infrastructure**

A water main is located along the frontage of the lot and tract and a service line will be located such that it can serve Lot 1 from this line.

Sanitary sewer service will be extended from the south to serve the new lot. The sanitary sewer main shown on the plat in the utility easement along the south side of the tract will be tapped for service and the service line will be routed through Tract A to the lot. City Code requires the public main to touch each lot. Staff recommends that the service line be located farther to the east, if possible, to eliminate a location within the regulatory floodplain. This is noted as a condition of approval.

A variance is being requested from section 19-214(B) of the city code does not permit a private sanitary sewer service line to cross any public right-of-way or drainage easement. As a separate process, the applicant will submit a variance request to provide sanitary sewer service from the existing main. The applicant will provide this variance request through the Utility Department with the Final Plat. [This variance does not require Planning Commission action.] Provision of a note regarding this requested variance is identified as a condition of approval.

### **Easements and Rights-of-way**

The following easements are provided on the plat:

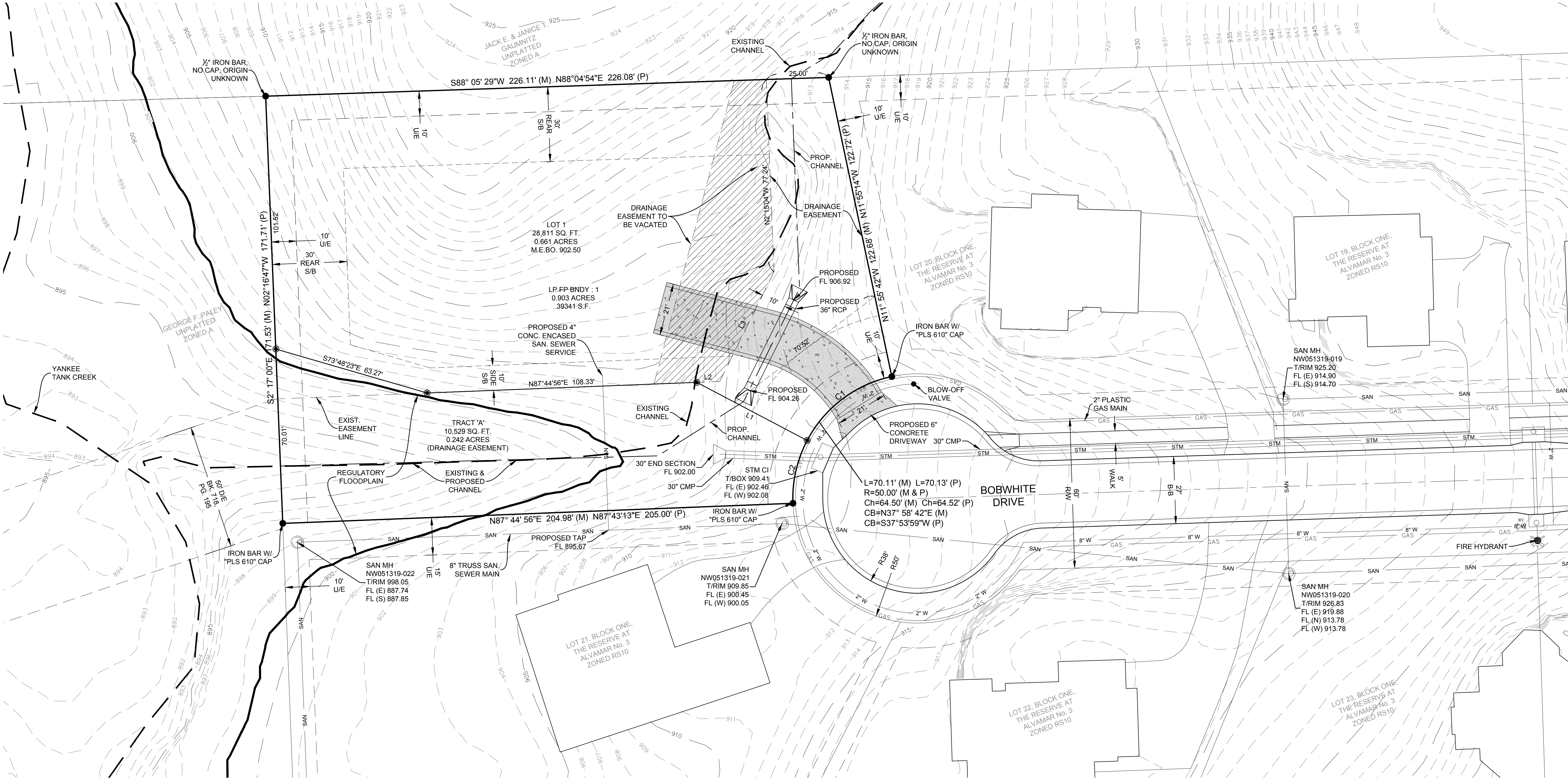
- Utility easement along the north and west boundary of the property, as well as the utility easement along the street frontage of Lot 1 and Tract A to remain.
- Drainage channels in the east portion of Lot 1 and east portion of Tract A located in the designated drainage easement.
- Drainage easement vacated and realigned to 10' on the eastern portion of the property. This easement will be vacated with the Final Plat.
- Existing 50' drainage easement to remain within Tract A.

Bobwhite Drive right-of-way width is 60 ft. The subject property is located on the west side of a cul-de-sac at the end of Bobwhite Dr. The cul-de-sac dimension is 100 ft. This preliminary plat does not propose any changes in right-of-way.

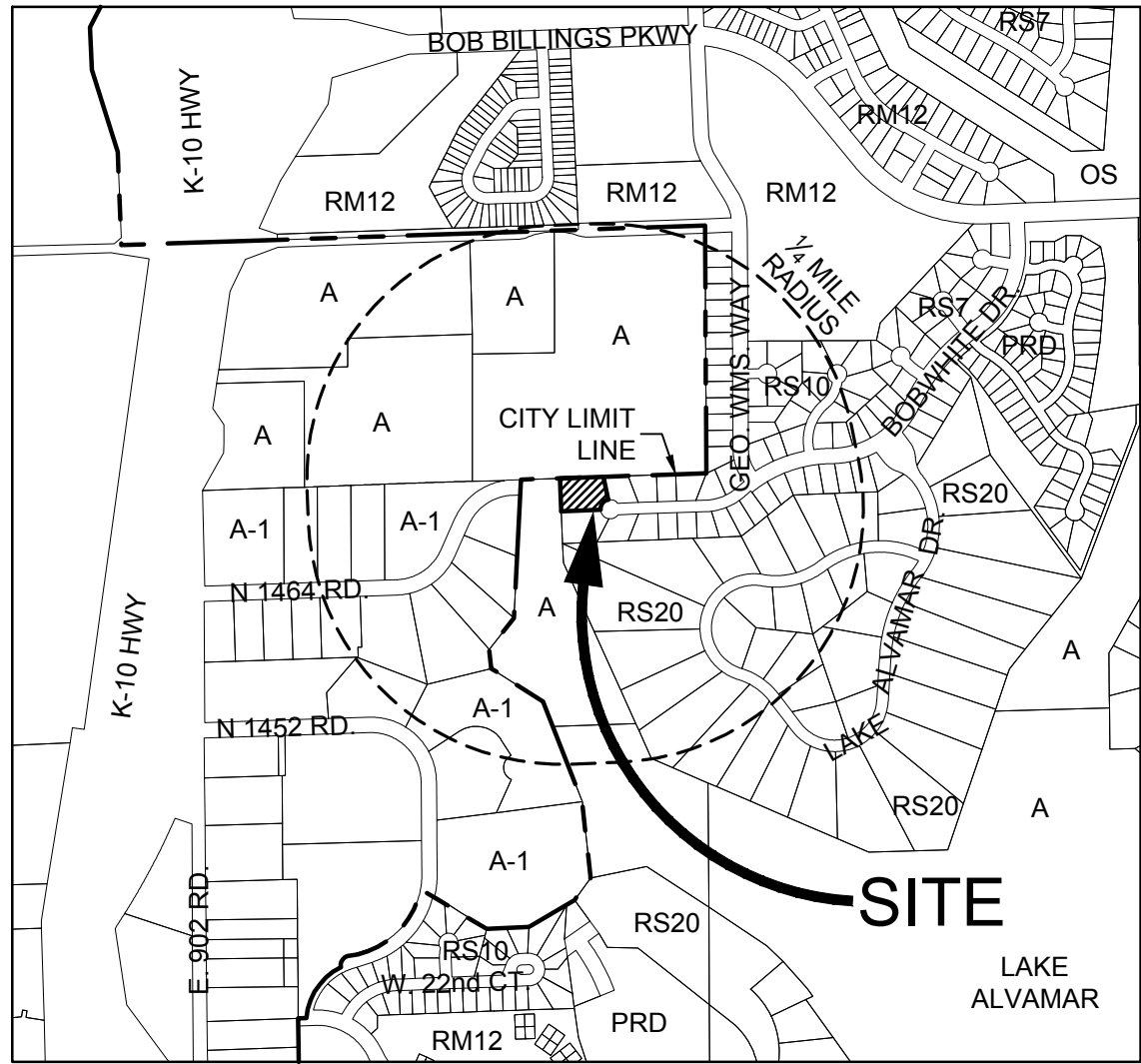
### **Preliminary Plat Conformance**

The preliminary plat will divide and reconfigure the existing tract into one lot and one tract to allow for the development of one new *Detached Dwelling*. With the noted conditions, the preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.





LOCATION MAP:



GENERAL NOTES:

- OWNER: CHRISTOPHER & AMANDA STORM  
5719 WESTFIELD DRIVE  
LAWRENCE, KANSAS 66049
- LAND PLANNER/  
CIVIL ENGINEER/  
SURVEYOR: LANDPLAN ENGINEERING, P.A.  
1310 WAKARUSA DRIVE  
LAWRENCE, KANSAS 66049
- TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY LANDPLAN ENGINEERING, P.A., MARCH, 2015.
- EXISTING ZONING: RS10
- PROPOSED ZONING: RS10
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: LOW DENSITY RESIDENTIAL
- A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FLOOD INSURANCE RATE MAP (FIRM), PANEL NO. 154, MAP NUMBER 20045C0154D, DOUGLAS COUNTY, KANSAS, BEARING AN EFFECTIVE DATE OF AUGUST 5, 2010.
- TYPICAL SOIL TYPES: KENNEBEC SILT LOAM, FREQUENTLY FLOODED; VINLAND-ROCK OUTCROP COMPLEX, 15 TO 45% SLOPES.
- PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND WILL BE FINALIZED AT THE TIME OF SITE ENGINEERING.
- DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES. IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION, LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS, WITHIN 8 FEET OF THE WATER MAIN, OR WITHIN 8 FEET OF THE SANITARY SEWER MAIN.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND, PER SECTION 20-809(f)(4)(v) OF THE CITY CODE.
- TRACT 'A' WILL BE A PRIVATELY OWNED AND DEDICATED DRAINAGE EASEMENT. THE PROPERTY OWNER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME.
- NO PERSON MAY CONSTRUCT, MAINTAIN OR ALLOW AND NATURAL OR NON-NATURAL STRUCTURE OR VEGETATIVE BARRIERS (INCLUDING BUT NOT

- LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS) UPON A DRAINAGE EASEMENT THAT THE DIRECTOR OF PUBLIC WORKS FINDS IMPEDES, DETAINS, RETAINS OR OTHERWISE INTERFERES WITH THE DRAINAGE OF STORMWATER REGARDLESS OF THE SOURCE OF STORMWATER.
- IF A BASEMENT IS BUILT ON A LOT WHERE A MINIMUM ELEVATION HAS BEEN ESTABLISHED, THE BUILDING DESIGN IS ENCOURAGED TO INCORPORATE A SUMP PUMP.
  - A FLOODPLAIN DEVELOPMENT PERMIT SHALL BE INITIATED BY ANY PERSON, FIRM, CORPORATION OR UNIT OF GOVERNMENT PROPOSING ANY CONSTRUCTION, SUBSTANTIAL IMPROVEMENT OR OTHER DEVELOPMENT IN THE FLOODPLAIN OVERLAY DISTRICT BY THE FILING OF AN APPLICATION IN WRITING ON A FORM FURNISHED FOR THAT PURPOSE WITH THE FLOODPLAIN ADMINISTRATOR.
  - THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH.

LEGAL DESCRIPTION:

TRACT 'A', BLOCK ONE, THE RESERVE AT ALVAMAR NO. 3, A SUBDIVISION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

SITE SUMMARY:

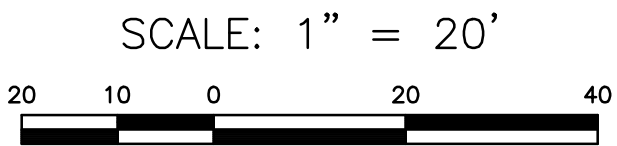
<b>GROSS AREA:</b>	39,340 SF / 0.903 AC
TRACT:	10,529 SF / 0.242 AC
NET AREA:	28,811 SF / 0.661 AC
TOTAL LOTS:	1
AVERAGE LOT SIZE:	28,811 SF / 0.661 AC
MINIMUM LOT AREA:	28,811 SF / 0.661 AC
MAXIMUM LOT AREA:	28,811 SF / 0.661 AC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	43.97'	50.00'	42.57'	N52° 57' 06"E
C2	26.13'	50.00'	25.84'	N12° 47' 03"E

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	50.08'	S62° 14' 33"E
L2	9.23'	N87° 44' 56"E
L3	49.07'	N26° 19' 55"E

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

- THE SUBDIVISION WILL NOT DEDICATE ANY NEW PUBLIC RIGHTS-OF-WAY. THE SUBDIVISION WILL TAKE ACCESS TO AND FROM EXISTING PUBLIC ROADS, NAMELY BOBWHITE DRIVE.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA AN EXISTING 8-INCH MAIN LOCATED IN THE BOBWHITE DRIVE RIGHT-OF-WAY.
- THE SUBDIVISION WILL PROVIDE A CONNECTION TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA AN EXISTING 8-INCH MAIN LOCATED IN A DEDICATED UTILITY EASEMENT ADJACENT TO THE SOUTH PROPERTY LINE OF THE SUBDIVISION.
- PURCHASERS 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.
- 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.



REV	DATE	DESCRIPTION
1	4/10/15	PER DEPT. COMMENTS

DATE: 3/16/15  
PROJECT NO.: 20152002  
DESIGNED BY: CMS  
DRAWN BY: BS  
CHECKED BY: CMS