

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM
Public Hearing on Variance Only**

PC Staff Report
9/26/2016

ITEM NO 2: PRELIMINARY PLAT FOR ROCKLEDGE ADDITION NO. 3 (SLD)

PP-16-00304: Consider a Preliminary Plat for Rockledge Addition No. 3, a three lot residential subdivision located at 2130 Bob Billings Parkway. This subdivision includes a variance from the Subdivision design standards requiring 150' right-of-way on an Arterial Street. Submitted by Landplan Engineering, for Wayne A. Simien Jr. and Katherine E. Simien, property owners of record.

VARIANCE RECOMMENDATION:

Staff recommends approval of the variance to reduce the right-of-way for Bob Billings Parkway from 150' to 100'.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for Rockledge Addition No. 3.

Reason for Request: Proposed residential development of property with shared access/driveway.

KEY POINTS

- Platting required as pre-development step.
- Property was recently platted into a single lot and ROW for Quarry Lane was vacated.
- Access to property is from Bob Billings Parkway, an arterial street.
- Access to the property is currently restricted to a single access point.
- Bob Billings Parkway is an existing principal arterial road platted and developed with 100' of right-of-way prior to the current subdivision regulations which require 150' of right-of-way.
- Applicant is working with City to address specific design/construction concerns for driveway access and utility services.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.
- Section 20-808(d)(4)) requires the subdivision to meet the design standards for ROW per Section 20-810(e)(5). This property does not currently comply with that design standard. The applicant is seeking a variance per Section 20-813(g) from the Lawrence Douglas County Planning Commission.

ATTACHMENTS

Attachment A: Preliminary Plat
Attachment B: Variance Request - MS-15-00215
Attachment C: Open Space Analysis

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- MS-15-00213; Minor Subdivision to consolidate platted lots and vacate ROW (Quarry Lane) into single lot.
- Vacation of ROW adjacent to Lots 6, 7 and 8 Rockledge Addition (north of MS-15-00213)

- Rockledge Addition, recorded 1953
- A replat of Lot 2 University Lutheran Center, recorded in 1979

Other Action Required:

- Planning Commission approval of variance from required right-of-way dedication.
- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements on the Final Plat.
- Submittal and approval of public improvement plans and provision of means of assurance of completion shall be submitted prior to the recording of the Final Plat.
- Submittal and approval of building plans prior to release of building permits for development.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – The downstream sanitary sewer capacity cover letter dated July 25, 2016 provided by Landplan Engineering has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76. The downstream sanitary sewer has adequate capacity for three single family residences.
- *Drainage Study* – A drainage study is not required for this project because construction of any one new single-family or duplex dwelling unit, irrespective of the total area of the site on which the structure is situated. [Stormwater Management Criteria Section 1.6.E.2.e]
- *Traffic Study* – A traffic study is not required for developments with fewer than 11 residential units.

PUBLIC COMMENT

- Betty Lichtwardt regarding proposed preliminary plat and clarification regarding proposed residential buildings.

Site Summary	
Gross Area:	174,020 SF / 3.995 AC
Additional Right-of-Way (acres):	No additional right-of-way proposed
Number of Proposed Lots:	3
Lot 1	105,696 SF
Lot 2	38,434 SF
Lot 3	29,890 SF

GENERAL INFORMATION

Current Zoning and Land Use: RS7 (Single-Dwelling Residential) District; existing undeveloped residential lots.

Surrounding Zoning and Land Use: RS7 (Single-dwelling Residential) and RSO (Single-Dwelling Residential Office) District to the east; existing detached residence and multi-dwelling buildings.

U-KU (University of Kansas) to the south; existing building for Maintenance and Surplus property (HMS building)

PD – [Meadow Brook PUD]; existing mixed residential development including multi-dwelling, detached, and duplex residential uses.

RS7 (Single-Dwelling Residential) District to the north; existing residences and undeveloped land.

STAFF REVIEW

This property is proposed to be platted as a residential subdivision with three lots for detached residential development. The project also includes a single access with a shared driveway to serve all three lots. Public improvement plans are not proposed for this development project.

Zoning and Land Use

The property is zoned RS7 (Single-Dwelling Residential) District. The property has been subdivided for residential development since the late 1950's. The subdivision included right-of-way for a future public street (Quarry Lane) that intersected at the south end with Bob Billings Parkway and intersected Terrace Road at the north end. In 2015, portions of the original subdivision plat were combined and the Quarry Lane right-of-way vacated to create a single lot (MS-15-00213) which is the subject property. Additionally, the property owner to the north sought vacation of right-of-way for Quarry Lane north of this plat.

Streets and Access

Access to lots is intended from a shared driveway that intersects with Bob Billings Parkway and that aligns with an existing median break. Direct access to shared driveways is permitted in specific instances.



Figure 1: Rockledge Subdivision Area

Blue line represents boundary of preliminary plat.

Vacated ROW with Minor Subdivision

Vacated ROW via Separate Instrument

Subdivision Design standards require the following:

1. All lots shall have frontage on a public street unless Lot Frontage is approved on a private street as part of a Planned Development (20-810 (b)).
2. Residential shared Driveways are permitted when a recorded access easement is provided (20-810 (c)(1)(iii)).

Additional requirements of access

- The access road (driveway) will need to meet the requirement of the 2015 IFC section 503 and appendix D. Local amendment to the IFC provides for a maximum allowable grade of 8%.

A requirement of the subdivision regulations is that lots shall be laid-out and designed to comply with all applicable zoning district regulations. Section 20-915 (e) of the Land Development code states that direct access to arterial streets is not permitted *"except for redevelopment or infill situations"*. Both the City Engineer and the Kansas Department of Transportation have reviewed the proposed access to this site and determined it can be safely accommodated as required by Code.

Appropriate access easements will need to be recorded for this subdivision with the Final Plat.

The proposed width of the driveway is 20' and will extend more than 280' north of Bob Billings Parkway. The applicant has worked with City staff to develop an access plan to accommodate Fire

and Solid Waste Service as needed for this residential development. An appropriately constructed access (driveway) will be required prior to the issuance of a building permit for these lots.

Easements and Rights-of-way

EASEMENTS

The property currently includes a utility easement around the perimeter of the property and several other easements that cross the eastern portion of the property at an angle. A portion of this easement is dedicated as a drainage easement. In addition to utility easements, this property is encumbered by a designated open space easement located along the north and east sides of the property. The open space easement is located only on Lots 1 and 3.

The south portion of Lot 1 will include a new dedication for the access easement. The total width of the south leg is 60' and could accommodate a public street if needed in the future. The entire width of the southern portion of Lot 1 is proposed as an access and utility easement. The applicant's representative has stated that the developer's intent is to preserve existing vegetation to the largest extent possible. The Preliminary Plat shows the location of the proposed shared driveway that will serve all three lots.

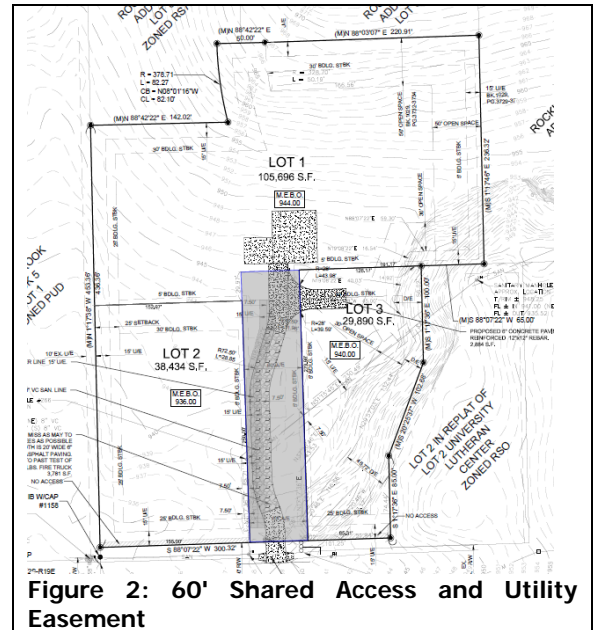


Figure 2: 60' Shared Access and Utility Easement

RIGHTS-OF-WAY

This property abuts Bob Billings Parkway along the south property line. As a principal arterial street, 150' of width is required. This property would be required to meet one half of the required right-of-way or 75'. The property was recently platted through the Minor Subdivision process into a single lot and included the dedication of additional right-of-way making a uniform width from the center line of the street 50' wide. A variance was previously approved, allowing a reduction in the total required right-of-way from 75' to 50'. Since this property is being replatted into three lots the variance must be reapproved with this application.

VARIANCE

A technical variance is required to be reapproved with this preliminary plat. The previous property owner dedicated additional right-of-way with the Minor Subdivision approved in 2015. There have been no changes in the regulations or conditions of the site since that approval. Staff continues to support the variance as previously approved. The staff discussion, applicant request and previously approved Minor Subdivision are attached to this report for reference.

Utilities and Infrastructure

This property is located within the City of Lawrence. Three residential lots are proposed on 3.9 Acres. Sanitary sewer is located along the front of Lot 2, within the right-of-way of Bob Billings Parkway. The line extends north a distance then angles to the northeast across Lots 1 and 3. The location of the sanitary sewer line as well as an existing drainage easement defines the developable area for Lot 3. Lots 1 and 2 have a more flexible opportunity for development since they are less encumbered by the location of utilities and easements.

Water is located along Bob Billings Parkway. This project anticipates the extension of private water lines extended to serve residential lots.

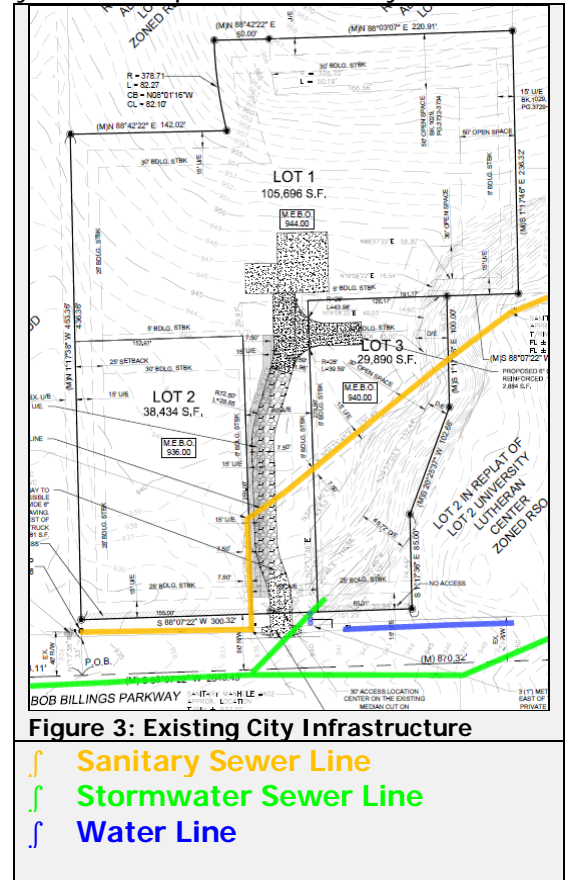
The Storm Sewer is also located along the south side of the property in the public right-of-way. The Preliminary Plat accurately reflects the existing improvements.

There are no anticipated extensions of public utilities to serve these properties. Public improvements are not proposed or required for this development.

Lots

This Preliminary Plat proposes three lots for residential development. Each lot is adjacent to a public street, Bob Billings Parkway. Lots 2 and 3 are generally regularly shaped. Lot 1 is a “flag lot” with a long stub providing 60’ of frontage along Bob Billings Parkway. Each lot meets the minimum lot area and lot width requirements for the base zoning district.

Lots 1 and 3 are heavily encumbered by a dedicated open space easement. Existing utility easements partially overlap the designated open space easement in Lot 1.



Section 20-1101 (d) requires 20% of the total land area be preserved when sensitive lands exist unless exempt. Each individual lot is not required to meet this standard. Environmentally sensitive lands include properties with more than 500 square feet of stands of mature trees. The requirements to protect land are required for new development but exempt land that was platted with individual lots for single or duplex dwellings. The Rockledge property was originally platted in the 1950s'. The 2015 Minor Subdivision consolidated four platted residential lots into one single residential lot. The intent of this application is to subdivide the consolidated lot into three residential lots. This standard was not intended to be applicable to previously platted subdivisions. However, staff has reviewed the property for compliance with the protection standard as follows.



Figure 4: Rockledge Addition

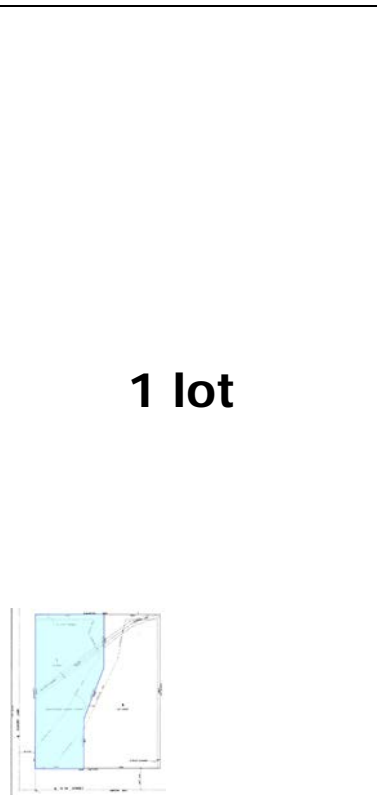


Figure 5: University Lutheran Center Replat

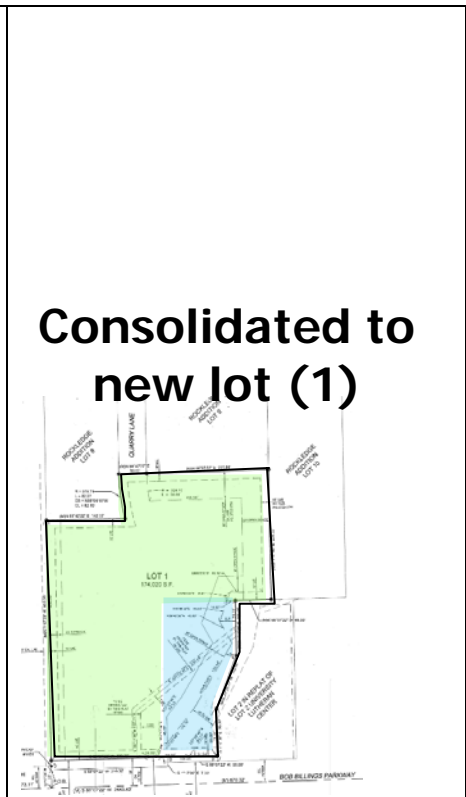


Figure 6: Rockledge Addition No. 2 - Minor Subdivision

The total area included in the Preliminary Plat is 3.99 acres, 20% of that area is .80 acres or 34,804 SF. The original development of the Rockledge property included a proactive dedication of green space through a separate easement dedication recorded in 2007. This easement was reflected on the recently approved Minor Subdivision and is also included on the proposed Preliminary Plat. The dedicated green space is 50' wide located along the north and west sides of proposed Lot 1. Additional area is dedicated along a portion of the south side of Lot 1 and is 30' wide. This open space dedication extends south into Lot 3 and is 30' wide. It is adjacent to a dedicated drainage easement that encumbers a large portion of Lot 3. The combined open space and drainage easement exceeds the minimum 20% requirement (39,9679.79 SF /23%). Additional preservation of trees is made through the building setbacks. An attachment showing the location of open space and lot summary is attached to this report.

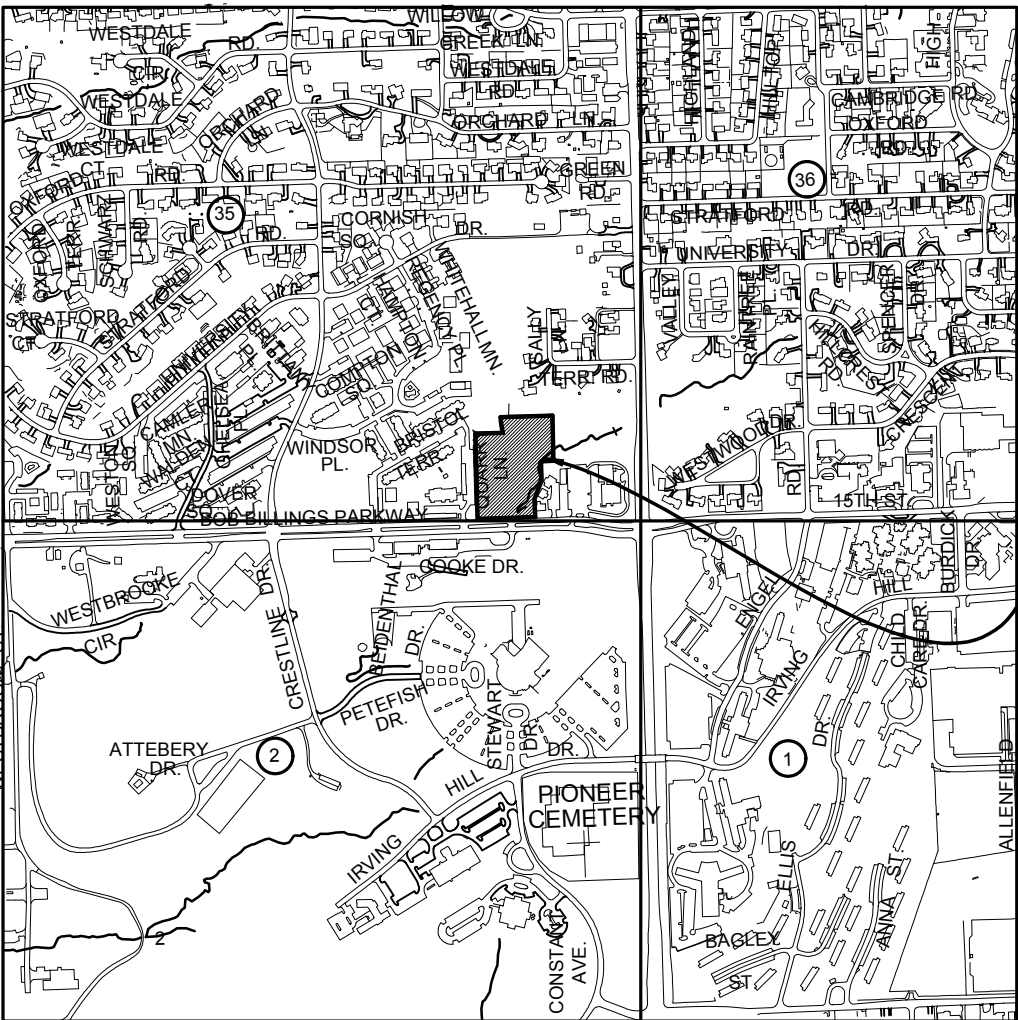
Summary:

Staff noted several changes that are needed on the face of the drawing. These are reflected as conditions of approval and include correctly showing and labeling the existing storm sewer across the south side of the property and minor corrections to spelling and wording of notes on the face of the plan.

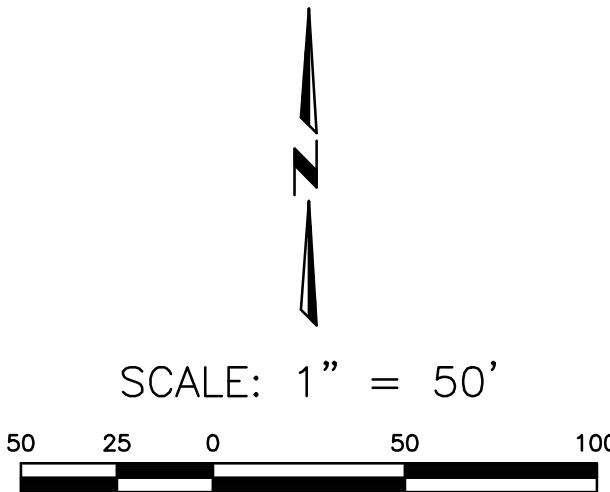
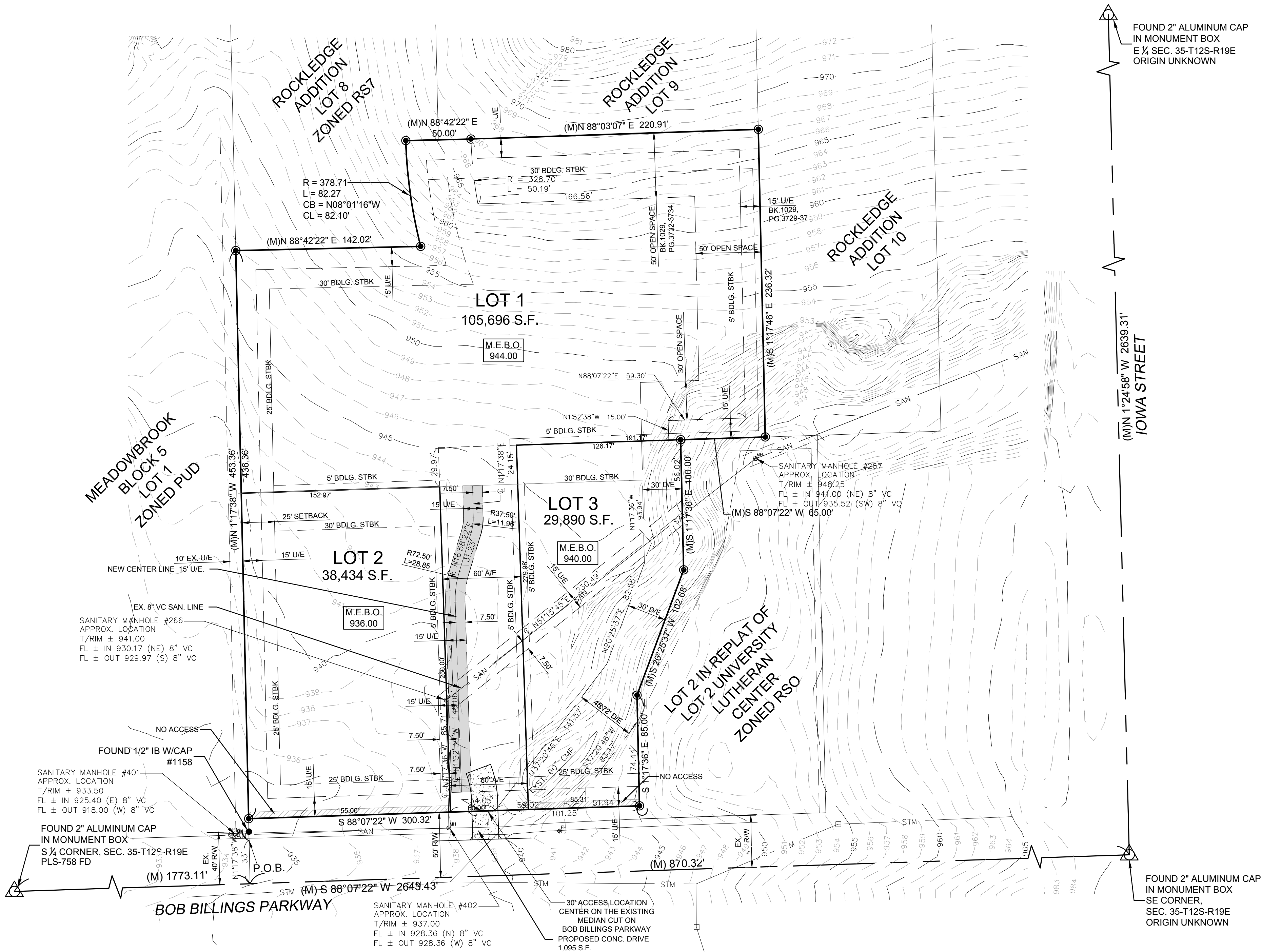
Conformance

The proposed Preliminary Plat complies with the Comprehensive Plan land use recommendations and the minimum subdivision design standards as discussed in the body of the staff report. Staff recommends the previously approved variance be reapproved with this application and that the Preliminary Plat also be approved.

LOCATION MAP:



SE 1/4, SEC. 35-T12S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
SCALE: 1"=1000'



Legal Description

ROCKLEDGE ADDITION NO. 2, LOT 1, AN ADDITION TO THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS

General Notes

- OWNERS: WAYNE A SIMIEN JR & KATHRINE E SIMIEN
5836 ROBISON DR
LAWRENCE, KANSAS 66049
- LAND PLANNER/
CIVIL ENGINEER/
SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) / 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com
- EXISTING ZONING: RS7
- EXISTING LAND USE: RESIDENTIAL
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE.
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0159D, LAST REVISED AUGUST 5, 2010..
- THE BASIS OF THE BEARINGS FOR THIS PLAT IS KANSAS STATE PLANE NORTH ZONE 1501.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ARRANGEMENTS FOR THE INSTALLATION OF WATER MAINS AND/OR CONNECTION CHARGES HAVE BEEN MADE WITH THE CITY OF LAWRENCE DEPARTMENT OF UTILITIES.
- ACCESS TO SANITARY SEWER AND WATER IS AVAILABLE THROUGH THE CITY OF LAWRENCE.
- LANDSCAPING SHALL NOT BE PLACED WITHIN UTILITY EASEMENTS AND NOT WITHIN 8 FEET OF WATER MAIN, OR WITHIN 8 FEET OF THE SANITARY SEWER MAIN.
- ACCESS ROAD WILL NEED TO MEET THE REQUIREMENTS OF 2015 IFC SECTION 503 AND APPENDIX D. LOCAL AMENDMENT TO THE IFC PROVIDES FOR A MAXIMUM ALLOWABLE GRADE OF 8%.
- DRIVE 20' WIDE AND 8" THICK OF RECYCLE ASPHALT PAVING. DRIVE TO PASS TEST OF 88,000 LBS. FIRE TRUCK.

MONUMENTATION:

- SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
- FOUND IRON BAR AS NOTED
- BENCHMARK

LEGEND:

- (M) MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- A/E ACCESS EASEMENT

Site Summary

GROSS AREA:	174,020 SF / 3.995 AC
RIGHTS-OF-WAY AREA:	0 SF / 0 AC
TOTAL LOTS:	3
NET AREA:	174,020 SF / 3.995 AC
AVG. LOT SIZE:	58,006 SF / 1.332 AC
MINIMUM LOT AREA:	29,890 SF / 0.686 AC
MAXIMUM LOT AREA:	105,698 SF / 2.426 AC

Benchmark

BENCHMARK: CHISELED "+" IN WEST RIM OF MANHOLE
IN SIDEWALK ON NORTH SIDE OF 15TH STREET. 45 +/-
EAST OF EAST ENTRANCE INTO MEADOWBROOK
APARTMENTS. ELEV: 934.66

A Preliminary Plat for

LOTS 1, 2 & 3, ROCKLEDGE NO. 3

Lawrence, Kansas

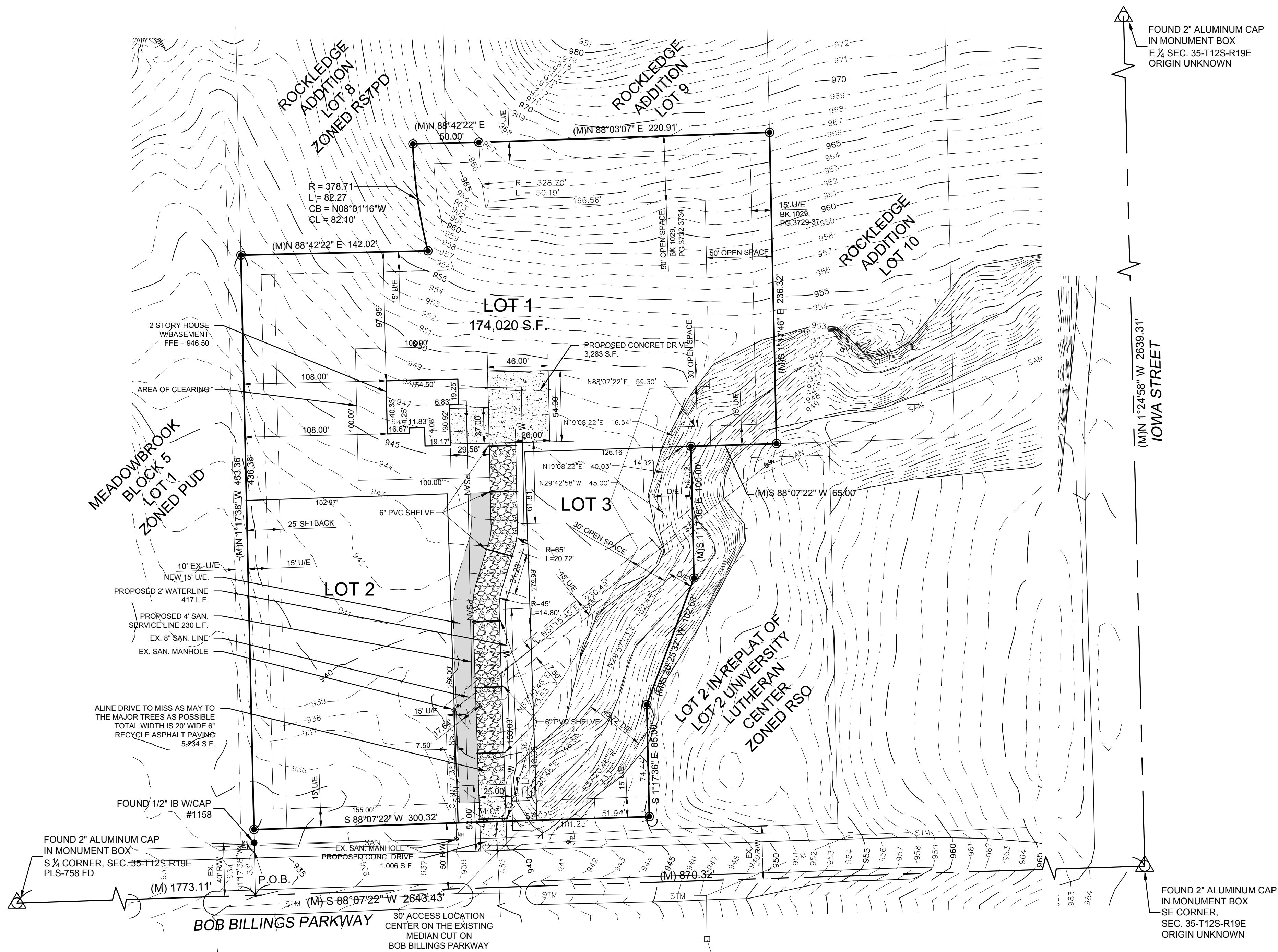
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PRELIMINARY PLAT
LOTS 1, 2 & 3, ROCKLEDGE NO. 3
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
IN THE SOUTHEAST QUARTER, OF SECTION 35 T12S-R19E

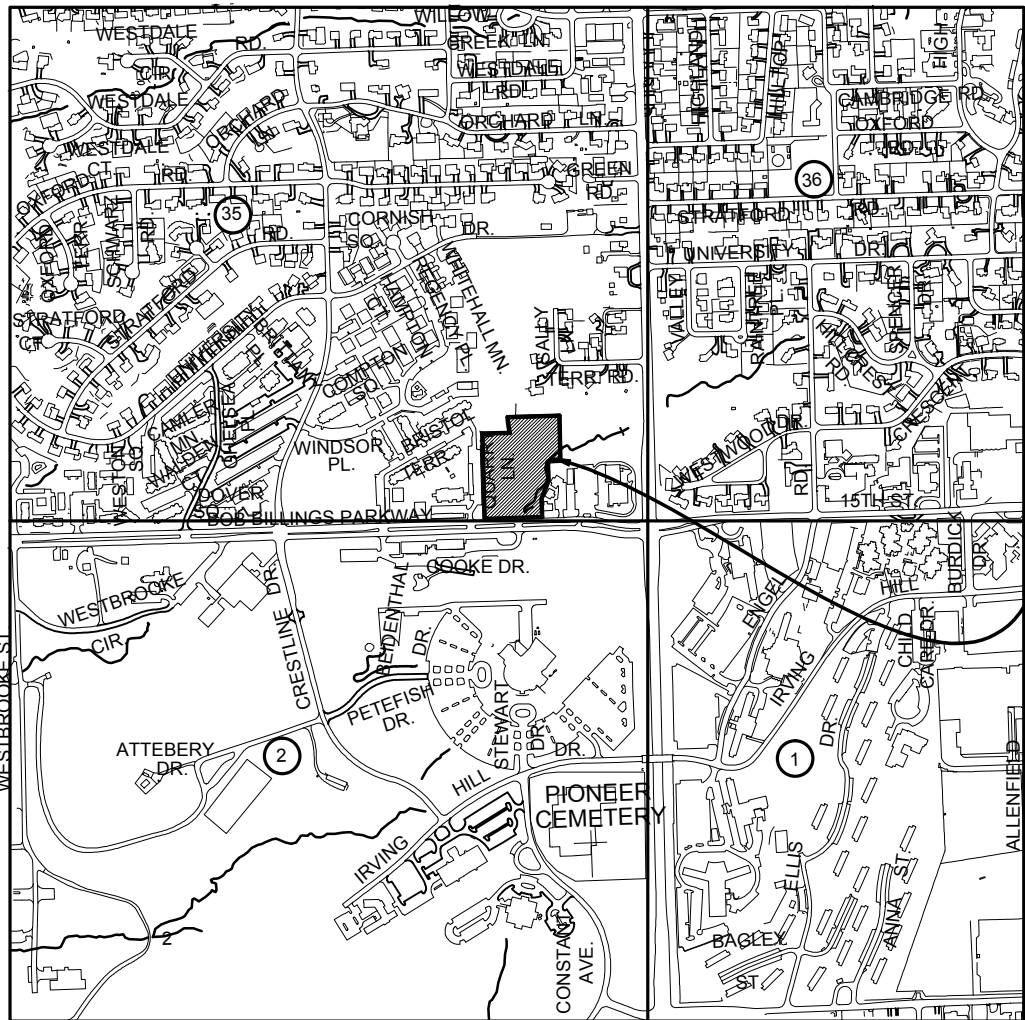
REV	DATE	DESCRIPTION
1	06-23-16	UTL COMMENTS
2	03-06-17	FIRE COMMENTS
3	03-12-18	CITY COMMENTS

DATE:	JULY 25, 2016
PROJECT NO.:	20163009
DESIGNED BY:	CLM
DRAWN BY:	MSW
CHECKED BY:	CLM

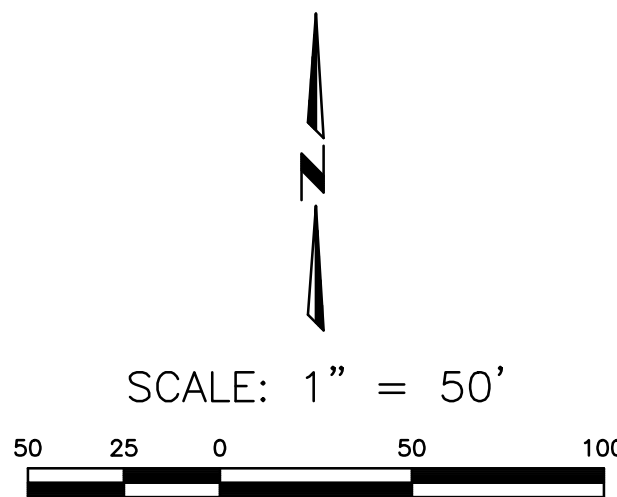
ISSUE	SHEET NO.
A	1
OF	1 SHEETS



LOCATION MAP:



SE 1/4, SEC. 35-T12S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
SCALE: 1"=1000'



Legal Description

LOT 1, ROCKLEDGE, A MINOR SUBDIVISION / ALL OF LOT 1 IN THE REPLAT OF LOT 2, UNIVERSITY LUTHERAN CENTER, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ALL OF LOTS 13, 14, 15 AND A PORTION OF QUARRY LANE IN ROCKLEDGE ADDITION, AN ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

General Notes

- OWNERS: LIGHTWARDT ROBERT W TRUSTEE & LIGHTWARDT ELIZABETH TRUSTEE
2131 TERRACE RD
LAWRENCE, KANSAS 66049
- LAND PLANNER/ CIVIL ENGINEER/ SURVEYOR: LANDPLAN ENGINEERING, P.A.
1310 WAKARUSA DRIVE
LAWRENCE, KANSAS 66049
- EXISTING ZONING: RS7
- EXISTING LAND USE: RESIDENTIAL
- NO PORTIONS OF THE LOTS ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA" PER FEMA MAP NUMBER 20045C0159D, LAST REVISED AUGUST 5, 2010.
- TOPOGRAPHIC INFORMATION OBTAINED FROM CITY OF LAWRENCE.
- ALL SEWER AND THE WATER SERVICE IS TO BE PROVIDED BY THE CITY OF LAWRENCE.

MONUMENTATION:

- SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
- FOUND IRON BAR AS NOTED

LEGEND:

- (M) MEASURED DIMENSION
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT

Site Summary

GROSS AREA:	174,020 SF / 3.995 AC
RIGHTS-OF-WAY AREA:	0 SF / 0 AC
NET AREA:	174,020 SF / 3.995 AC
AVG. LOT SIZE:	174,020 SF / 3.995 AC
TOTAL LOTS:	1

A Site Plan for
LOT 1, ROCKLEDGE NO. 2
Lawrence, Kansas

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SITE PLAN
LOT 1, ROCKLEDGE NO. 2
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS
IN THE SOUTHEAST QUARTER, OF SECTION 35 T12S-R19E

REV	DATE	DESCRIPTION

DATE: MAY 25, 2016
PROJECT NO.: 20163009
DESIGNED BY: CLM
DRAWN BY: MSW
CHECKED BY: CLM

ISSUE: **A** SHEET NO.: **1**
OF 1 SHEETS

Memorandum

City of Lawrence

Planning and Development Services

TO: Planning Commission

FROM: Planning Staff

CC: Scott McCullough, Planning and Development Services Director

Date: June 12, 2015

RE: **Miscellaneous Item No. 1:** MS-15-00213 – Variance associated with Minor Subdivision for A Replat of Rockledge Addition No. 2, located at 2100 Bob Billings Parkway, Lawrence, KS.

Variance requested: Reduction of Right-Of-Way for a Principle Arterial Street from 150' to 100'.

Attachment A: Minor Subdivision MS-15-00213

Minor Subdivisions are processed administratively but Planning Commission approval is required for variances from the Subdivision Design Standards. The Minor Subdivision (MS-15-00213) is being processed and requires Planning Commission approval of the reduced right-of-way along Bob Billings Parkway, a Principal Arterial Street. A copy of the Minor Subdivision is included with this memo for context; no other action is required by the Planning Commission related to the proposed Minor Subdivision.

The Subdivision Regulations state that an applicant may request a variance from the Design Standards in the Regulations in accordance with the variance procedures outlined in Section 20-813(g). This section lists the criteria that must be met in order for a variance to be approved. The requested variance is evaluated for compliance with the approval criteria below.

VARIANCE: Reduction in the width of right-of-way from 150' to 100' as required for a principal arterial street (Bob Billings Parkway) per Section 20-810 (e)(5).

The standard for the required right-of-way width changed in 2006 from 100' to 150' with the adoption of the Land Development Code. This property is west of the intersection of Iowa Street and Bob Billings Parkway. The property on the south side of Bob Billings Parkway is part of the University of Kansas. The north side of Bob Billings Parkway includes a religious institution, multi-dwelling residential uses, and vacant land.

This segment of Bob Billings Parkway is variable in width. The applicant proposes the dedication of additional right-of-way to achieve a total dedication of 50' from the center line of Bob Billings Parkway or one-half of the typical 100' of right-of-way along the majority of the street corridor.

As noted in previous reports, the 150' of required right-of-way is more applicable to new greenfield development rather than existing corridors.

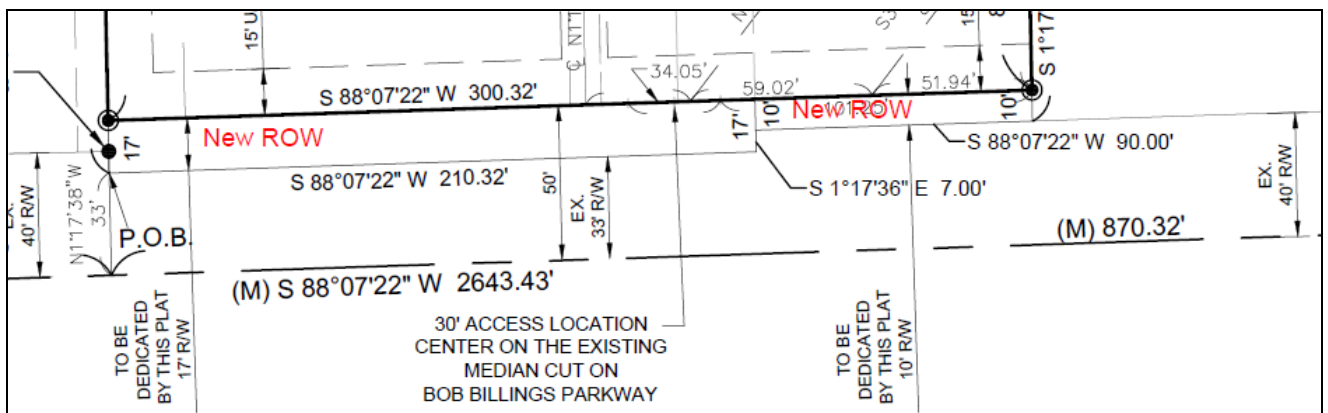
Criteria 1: Strict application of these regulations will create an unnecessary hardship upon the subdivider.

Development along this segment of the Bob Billings Parkway corridor includes both residential and non-residential uses with building and parking lot setbacks based on the existing property line/right-of-way line configuration. The undeveloped land located along the north side of Bob Billings Parkway has been approved for residential development based on the current parcel configuration for detached residential development on individual lots. Original plans for this property included construction of Quarry Lane south to intersect with Bob Billings Parkway. This street segment was never constructed. The purpose of this Minor Subdivision is to consolidate undeveloped lots, vacate a portion of Quarry Lane and create one large residential lot.

This Minor Subdivision includes the dedication of additional right-of-way along the north side of Bob Billings Parkway and the dedication of additional utility easement as well.



This application represents the dedication of 10' to 17' of additional right-of-way along the north side of Bob Billings Parkway consistent with the majority of the corridor to the west.



STAFF FINDING: Strict application of the regulations would limit the owner's ability to develop the property based on an existing development pattern in the immediate area that generally

recognizes a 100' right-of-way width along the corridor. Granting this requested variance from the required right-of-way dedication is not opposed to the purpose and intent of the regulations.

Criteria 2: The proposed variance is in harmony with the intended purpose of these regulations.

This design standard was adopted in 2006 with the Land Development Code. The wider right-of-width accommodates street design with boulevards, multiple lanes and amenities that may or may not exist along developed street segments within the community. A similar variance has been granted for other projects located along developed urban corridors that are designated arterial streets. Some examples include:

1. PP-15-00067 Dream Haven regarding Peterson Road (4/20/15)
2. PP-14-00303 Schwegler Addition regarding Ousdahl Road, a collector street (9/22/15)
3. PP-13-00338 Menards Addition regarding 31st Street (11/8/13 and 10/21/13)
4. PP-13-00352 Burrough's Creek Addition regarding Haskell Avenue (10/21/13)
5. MS-15-00096 Bella Sera at the Preserve (5/18/15)

The proposed request does not alter the development pattern. The intent of the land consolidation is to create one large residential lot without changing the existing access locations. The change in design requirements in 2006 requires the applicant to seek a variance from this standard as part of the subdivision process – Minor Subdivision Approval.

Section 20-810(e)(1) provides general design criteria for streets. Subsection iii states "*Arterial and collector streets shall be laid-out, arranged and designed in accordance with any adopted Major Thoroughfares Map or corridor plan.*" Bob Billings Parkway is identified as a principal arterial street and is an existing street. The immediate intersection of Bob Billings Parkway and Iowa Street has recently been improved. No additional improvements to this intersection are proposed. Existing sidewalks and utilities are located in this area. Granting the requested variance does not impact this design principle.

STAFF FINDING: Granting this requested variance from the required right-of-way is not opposed to the purpose and intent of the regulations.

Criteria 3: The public health, safety, and welfare will be protected.

The Public Works department is currently engaged in a study of the Bob Billings Parkway between Kasold and the South Lawrence Trafficway to assess the corridor and identify improvements as needed. This property is located east of that study area. Intersection improvements have recently been completed at Iowa Street and Bob Billings Parkway. The applicant's dedication of the additional right-of-way along with proposed easements captures the existing improvements, sidewalks, and utilities along this segment of the corridor. No additional improvements are planned for this intersection.

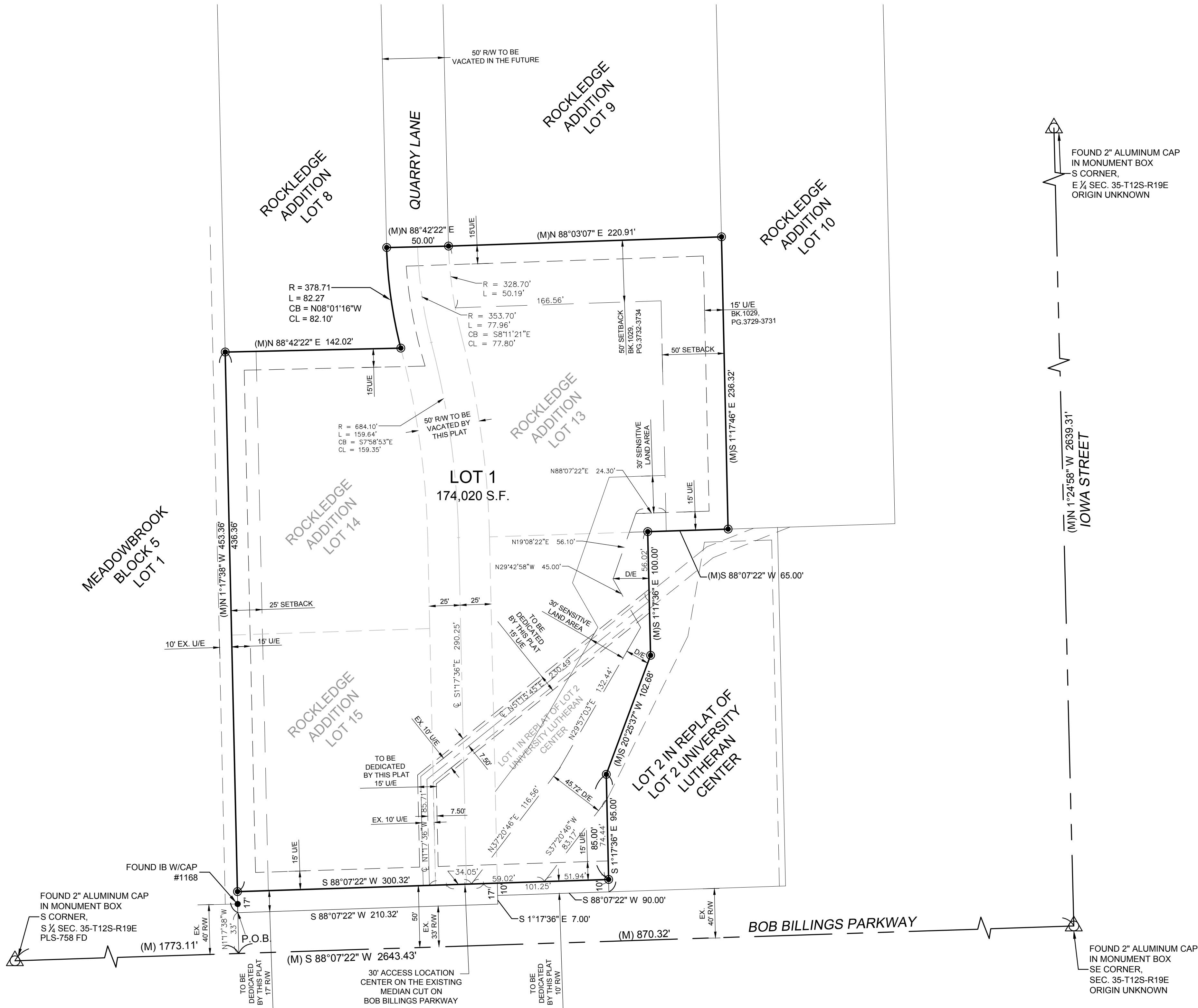
Bob Billings Parkway is a designated "Principal Arterial Street". Its current width includes 100' of public right-of-way. This segment of the street includes center greenspace islands. The current subdivision regulations require principal arterial streets to include 150' of right-of-way. The

majority of the current right-of-way is an existing condition of the site. An additional 10' to 17' of new right-of-way is proposed with the Minor Subdivision.

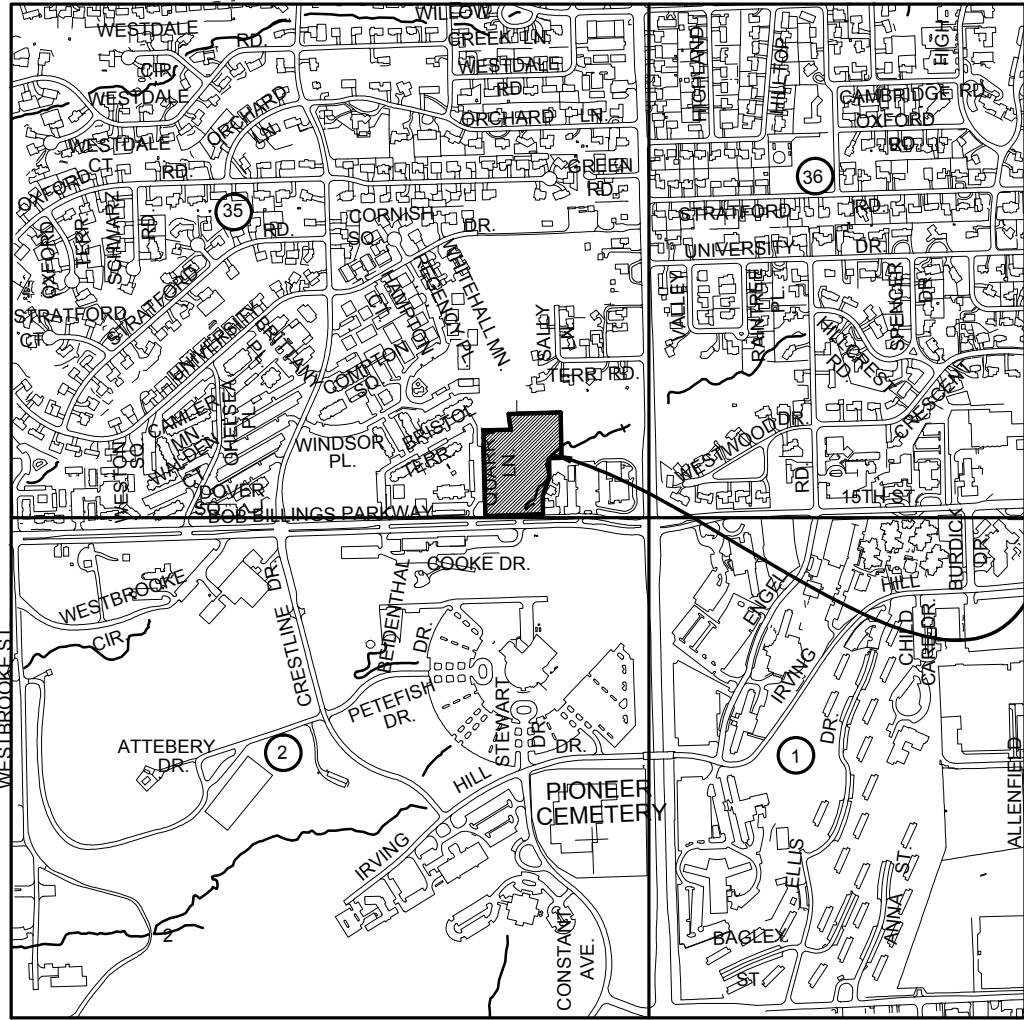
STAFF FINDING: Granting this requested variance from the required right-of-way will not harm the public health, safety or welfare. These public aspirations will continue to be protected though the planning of corridor improvements.

STAFF RECOMMENDATION

Approve the variance requested for a Minor Subdivision, MS-15-00213, variance request to reduce the right-of-way from Section 20-810(a)(5) for a principal arterial street from 150' to 100' per section 20-813(g) of the Land Development Code for property located at 2100 Bob Billings Parkway.



LOCATION MAP:



SE 1/4, SEC. 35-T12S-R19E
CITY OF LAWRENCE
DOUGLAS COUNTY, KANSAS
SCALE: 1"=1000'

ROCKLEDGE ADDITION NO.2

A MINOR SUBDIVISION / ALL OF LOT 1 IN THE REPLAT OF LOT 2,
UNIVERSITY LUTHERAN CENTER, AN ADDITION TO THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS, ALL OF LOTS 13, 14, 15 AND A PORTION OF
QUARRY LANE IN ROCKLEDGE ADDITION, AN ADDITION TO THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS

SE 1/4, SEC. 35-T25S-R19E

LEGAL DESCRIPTION:

ALL OF LOT 1 IN THE REPLAT OF LOT 2, UNIVERSITY LUTHERAN CENTER, AN
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, ALL OF LOTS
13, 14, 15 AND A PORTION OF QUARRY LANE IN ROCKLEDGE ADDITION, AN
ADDITION TO THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15 IN SAID ROCKLEDGE
ADDITION; THENCE NORTH 01°17'38" WEST, 453.36 FEET ALONG THE WEST LINE OF
LOTS 15 AND 14 TO THE SOUTHWEST CORNER OF LOT 8; THENCE NORTH 88°42'22"
EAST, 142.02 FEET ALONG THE SOUTH LINE OF LOT 8; THENCE ALONG A CURVE TO
THE RIGHT HAVING A RADIUS OF 378.71 FEET, AN ARC LENGTH OF 82.27 FEET, A
CHORD LENGTH OF 82.10 FEET AND CHORD BEARING OF NORTH 08°01'16" WEST;
THENCE NORTH 88°42'22" EAST, 50.00 FEET ACROSS QUARRY LANE TO THE
SOUTHWEST CORNER OF LOT 9 IN SAID ROCKLEDGE ADDITION; THENCE NORTH
88°03'07" EAST, 220.91 FEET TO THE SOUTHEAST CORNER OF LOT 9; THENCE
SOUTH 01°17'46" EAST, 236.32 FEET ALONG THE WEST LINE OF LOT 10 IN SAID
ROCKLEDGE ADDITION TO THE NORTH LINE OF LOT 2 IN THE REPLAT OF LOT 2,
UNIVERSITY LUTHERAN CENTER; THENCE SOUTH 88°07'22" WEST, 65.00 FEET TO
THE NORTHWEST CORNER OF THE LOT 2 IN THE REPLAT OF LOT 2 UNIVERSITY
LUTHERAN CENTER; THENCE SOUTH 01°17'36" EAST, 100.00 FEET ALONG THE
WEST LINE OF SAID LOT 2; THENCE SOUTH 20°25'37" WEST, 102.68 FEET; THENCE
SOUTH 01°17'36" EAST, 95.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 88°07'22" WEST, 30.00 FEET TO THE EAST LINE OF QUARRY LANE;
THENCE SOUTH 01°17'36" EAST, 7.00 FEET; THENCE SOUTH 88°07'22" WEST, 210.32
FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

NOTE 1. THAT NO PORTION OF THE ABOVE-DESCRIBED TRACT OF LAND SHALL BE
BUILT UPON, USED OR OCCUPIED FOR OTHER THAN RESIDENTIAL PURPOSES;
THAT THERE SHALL NOT BE ERECTED OR MAINTAINED ON ANY SEPARATELY
PLATTED LOT OF ROCKLEDGE ADDITION, AS SUCH LOTS MAY BE SUBDIVIDED OR
COMBINED, MORE THAN ONE SINGLE DETACHED DWELLING HOUSE,
CONSTRUCTED FOR ONE FAMILY ONLY, EITHER WITH OR WITHOUT A GARAGE.
EACH DWELLING SHALL BE ON ITS OWN INDIVIDUAL PLATTED LOT FRONTING ON A
PUBLIC STREET; AND THE TERM FAMILY SHALL BE DEFINED AS CONSISTING OF
NOT MORE THAN THREE UNRELATED ADULTS.
NOTWITHSTANDING THE FOREGOING, A SEPARATE ACCESSORY DWELLING UNIT,
WHETHER A PART OF THE PRINCIPAL DWELLING HOUSE OR A PART OF THE
GARAGE SHALL BE PERMITTED AS LONG AS (i) SUCH ACCESSORY DWELLING IS
NOT A SEPARATE STRUCTURE AND ITS USE IS IN STRICT COMPLIANCE WITH
APPLICABLE ORDINANCES OF THE CITY OF LAWRENCE IN EFFECT ON MARCH 1,
2007, AND (ii) EITHER THE PRINCIPAL DWELLING UNIT OR THE ACCESSORY
DWELLING UNIT IS OCCUPIED BY ONE OR MORE OF THE PERSONS WHO EITHER
ARE THE RECORD OWNERS OF THE LOT OR HAVE AN OWNERSHIP OR BENEFICIAL
INTEREST IN THE RECORD OWNER OF THE LOT, AND THE ACCESSORY DWELLING
SHALL NOT BE OCCUPIED IN A WAY THAT SHALL ADD MORE THAN ONE ADDITIONAL
ADULT RESIDENT TO THE PERMITTED NUMBER OF RESIDENTS THAT CONTRIBUTE
TO THE DEFINITION OF A FAMILY.

NOTE 2. THAT NO PART OF ANY RESIDENCE AND NO BUILDING OR STRUCTURE
OTHER THAN A BOUNDARY FENCE OR WALL SHALL BE ERECTED OR MAINTAINED
ON ANY LOT SHOWN ON THIS PLAT, AS SUCH LOTS MAY BE SUBDIVIDED OR
COMBINED, WITHIN A DISTANCE OF FIVE FEET FROM THE SIDE LOT LINE, THE
DISTANCE BEING MEASURED FROM THE GREATEST OVERHANG OR EXTENSION OF
SAID STRUCTURE.

NOTE 3. ANY DWELLING HOUSE OR GARAGE SHALL BE NOT OVER TWO STORIES IN
HEIGHT FROM THE BASE LEVEL OF THE MAIN ENTRANCE.

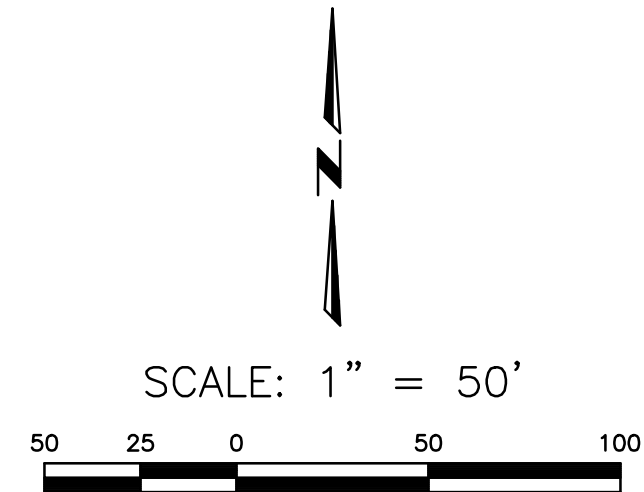
NOTE 4. NO ZONING OR SUBDIVISION SHALL BE PERMITTED ON THIS PROPERTY
OTHER THAN FOR DETACHED SINGLE FAMILY RESIDENTIAL USE AS AN RS
DISTRICT UNDER THE ZONING AND SUBDIVISION LAWS IN EFFECT UNDER THE
MARCH 1, 2007 LAWS OF THE CITY OF LAWRENCE, KANSAS.

MONUMENTATION:

- SECTION CORNER
- SET 1/2" x 24" REBAR W / "PLS 889" CAP
- FOUND IRON BAR AS NOTED

LEGEND:

- (M) MEASURED DIMENSION
- (P) PLATTED DIMENSION
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT



DEDICATION:

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED
TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE
NAME OF "ROCKLEDGE ADDITION NO. 2" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO
LOTS AND STREETS AS SHOWN AND FULLY DEFINED ON THIS PLAT. ALL STREETS, DRIVES, ROADS,
ETC. SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO
DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY
COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER, AND UNDER
THOSE AREAS OUTLINED ON THIS PLAT AS "DRAINAGE EASEMENT" OR "D/E", "UTILITY EASEMENT"
OR "U/E" AND "RIGHTS-OF-WAY" OR "R/W".

ROBERT W. LIGHTWARDT AND ELIZABETH T. LIGHTWARDT REVOCABLE TRUST, DATED DEC. 3, 1993

ROBERT W LIGHTWARDT, CO-TRUSTEE

ELIZABETH T LIGHTWARDT, CO-TRUSTEE

ACKNOWLEDGEMENT:

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2015, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID DOUGLAS COUNTY AND KANSAS, CAME
ROBERT W LIGHTWARDT, CO-TRUSTEE WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE
SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND
YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2015, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID DOUGLAS COUNTY AND KANSAS, CAME
ELIZABETH T LIGHTWARDT, CO-TRUSTEE WHO IS (ARE) PERSONALLY KNOWN TO ME TO BE THE
SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY
ACKNOWLEDGE THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND
YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ENDORSEMENTS:

APPROVED AS A MINOR SUBDIVISION UNDER THE SUBDIVISION REGULATIONS OF THE CITY OF
LAWRENCE AND THE UNINCORPORATED AREA OF DOUGLAS COUNTY

SCOTT McCULLOUGH DATE _____
DIRECTOR, PLANNING & DEVELOPMENT SERVICES

APPROVAL OF AND VACATION OF ACCESS EASEMENT:

JEREMY FARMER DATE _____ DIANE BUCIA DATE _____
MAYOR CITY CLERK
REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005:

MICHAEL D. KELLY, P.S. #869 DATE _____
DOUGLAS COUNTY SURVEYOR

FILING RECORD:

STATE OF KANSAS
COUNTY OF DOUGLAS

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE
DOUGLAS COUNTY REGISTER OF DEEDS ON THIS ____ DAY OF _____, 2015, AND IS DULY
RECORDED AT ____ AM/PM, IN PLAT BOOK ____ PAGE ____.

REGISTER OF DEEDS
KAY PESNELL

NOTES:

ERROR OF CLOSURE = 1: 3.328,536

BASIS OF BEARINGS: KANSAS STATE PLANE NORTH ZONE 1501.

STREET TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER STREET TREE PLAN
FILED WITH THE REGISTER OF DEEDS IN BOOK _____, PAGE _____.

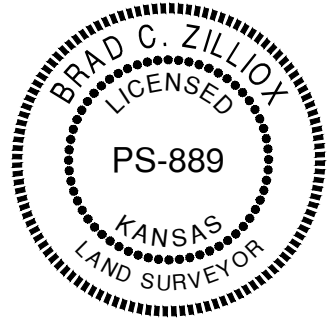
THE LOTS WILL BE PINNED PRIOR TO THE RECORDATION OF THE FINAL PLAT AT THE REGISTER OF
DEEDS OFFICE, PER SECTION 20-811(k).

FILING THIS PLAT WITH VACATE ALL OF QUARRY LANE WITHIN THE LIMITS OF THIS PLAT.

FURTHER DIVISION OR CONSOLIDATION OF ANY LOTS CONTAINED IN THIS MINOR SUBDIVISION IS
PROHIBITED AND SHALL BE PROCESSED AS A MAJOR SUBDIVISION, UNLESS THE ACTIONS MEET
THE EXPLANATION NOTED IN SECTION 20-808(c)(5)(i).

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLATTED AREA AND THE LOCATION MAP SHOWN
HEREON ARE THE RESULTS OF A FIELD SURVEY PERFORMED UNDER MY DIRECT
SUPERVISION MARCH 15, 2015. THIS SURVEY CONFORMS TO THE KANSAS MINIMUM
STANDARDS FOR BOUNDARY SURVEYS.



BRAD C. ZILLOX, P.S. #889
1310 WAKARUSA DRIVE, SUITE 100
LAWRENCE, KS 66049
785.843.7530



Civil Engineering
Landscape Architecture
Community Planning
Surveying

1310 WAKARUSA DRIVE | LAWRENCE, KANSAS 66049 | 785.843.7530 (p) | 785.843.2410 (f) | info@landplan-pa.com

May 28, 2015

Sandra Day, AICP
Planner II
City of Lawrence
Planning & Development Services
6 East 6th Street
Lawrence, Kansas 66044

RE: SP-15-00213; Minor Subdivision for 2100 Bob Billings Parkway – Rockledge Addition No. 2

Dear Sandra:

We are requesting a variance from Section 20-810(e)(5) Streets Cross-Sections City of Lawrence Principal Arterial of 150 ROW dedication of ½ of the required ROW.

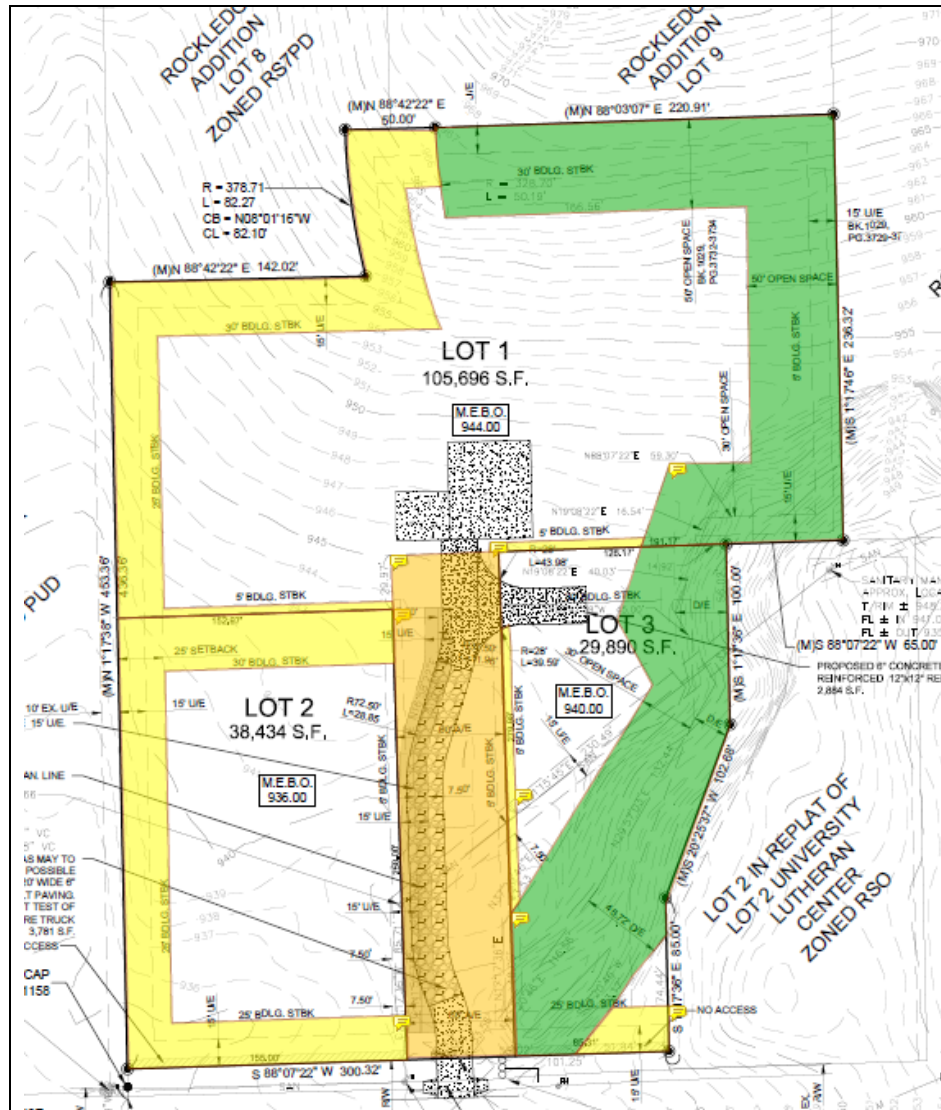
Dedication of ROW 50' center line of street as shown on the Final Plat of Rockledge Addition No. 2 is being requested. This is 25 feet less than the required width. Bob Billing Parkway is totally constructed with a median and sidewalks on both sides. The requested 50 foot ROW with an additional 15 U/E outside that ROW will allow any improvements in the future. This also allows for the existing sidewalk to be included in the ROW that was outside the existing ROW of 33' from centerline.

If you have any questions contact me by phone or email.

Sincerely,

C.L. Maurer, RLA, ASLA
Landplan Engineering, P.A.

Rockledge Addition No. 2 Open Space Analysis



	Access and Utility Easement
	Building Setback/Utility Easement
	Open Space/Drainage Easement

Open Space/Drainage Easement				
Lot	Total area (SF)	AC	20% (SF)	Provided (SF)
Total	174,02,	3.99	34,804	39,970
Lot 1	105,696	2.43	21,139	22,526
Lot 2	38,434	.88	7,687	0
Lot 3	29,890	.69	5,978	17,444

