



MS-13-00217: Deerfield Woods Subdivision No. 9, a minor subdivision/replat of Lot 1 Deerfield Woods Subdivision No. 7, located at 3320 Peterson Road. This Minor Subdivision includes a variance request to reduce the right of way for Peterson Road and Kasold Drive from 150' to 100' and a variance to allow sidewalk on only one side of the street for Sherwood Drive and Sterling Drive. Submitted by Landplan Engineering, for Cheer Pole, LTD, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Deerfield Woods Subdivision No. 9, subject to the approval of a variance to reduce the right-of-way for Peterson Road and Kasold Drive from 150' to 100' and a variance to allow sidewalk on only one side of the street for Sherwood Drive and Sterling Drive.

KEY POINTS

- A variance from the required right-of-way width for Peterson Road and Kasold Drive is proposed with this Minor Subdivision.
- A variance to allow sidewalks on only one side of the street for Sherwood Drive and Sterling Drive is requested with this Minor subdivision.
- Proposed Lot 1 is developed with an existing buildings and surface parking.
- Proposed Lot 2 is being created as a future developable lot with shared access.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.
- Section 20-810 (e) (5) (i) requires 150' of right-of-way for arterial streets.
- Section 20-811(c) (1) requires sidewalks on both sides of a public street.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- SP-5-32-00; approved by the City Commission 7/25/00.
- URP-03-01-04; original plan approved by the City Commission on 5/18/04.
- UPR-02-01-05; expansion approved by the City Commission on 4/5/2005.
- SP-3-39-09; expansion of Princeton Daycare 9/24/09
- Placement on the Planning Commission agenda for variance from the minimum right-of-way requirements in Section 20-810(5) (i) and sidewalk requirements in Section 20-811 (c) (1).
- Submittal of signed mylar copy, executed Master Street Tree Plan and recording fees for recording of Minor Subdivision at the Register of Deeds.
- The applicant shall provide certification that all taxes that are due and payable have been paid prior to the recording of the plat.

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| GENERAL INFORMATION | |
| Current Zoning and Land Use: | CO (Commercial Office); Existing buildings and parking lot located on east side of property. |

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| Surrounding Zoning and Land Use: | <p>RS7 (Single-dwelling residential) to the north, north side of Sherwood Drive, existing low-density residential subdivision.</p> <p>RM12 (Multi-dwelling residential) to the east, east side of Sterling Drive, existing duplex and triplex development and retirement facility.</p> <p>PD – [Deerfield PRD] to the south, south side of Peterson Road, existing residential subdivision including duplex homes to the south and detached dwellings to the southwest.</p> <p>RSO – (Single Dwelling Residential Office) to the southwest; undeveloped land.</p> <p>PD – [Hutton Farms PRD] to the west, west side of Kasold Drive, existing mixed-use residential development.</p> |
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| SITE SUMMARY | |
| Area | 7.3 Acres |
| Number of Existing Lots: | 1 |
| Number of Proposed Lots: | 2 |
| Proposed Lot Size | |
| Lot 1 | 3.996 Acres |
| Lot 2 | 3.344 Acres |

STAFF REVIEW

RIGHT-OF-WAY

Kasold Drive and Peterson Road are classified as principal arterial streets on the Major Thoroughfares Map. Sherwood Drive and Sterling Drive are classified as local streets. Per Section 20-810(e) (5) of the Subdivision Regulations a principal arterial street requires 150’ of right-of-way. Both Kasold Drive and Peterson Road were constructed with approximate 100’ of right-of-way. The intersection contains more than the minimum requirement for the north leg of the intersection. There are no planned improvements to any of the existing public streets surrounding this property. No additional right-of-way is needed. [Variance approval by the Planning Commission is required prior to final approval of this Minor Subdivision regarding the width of the right-of-way and the related sidewalk improvements for Sherwood Drive and Sterling Drive.]

UTILITIES/EASEMENTS

No new utilities are being proposed. Water and sanitary sewer lines abut this property. The proposed Minor Subdivision includes new interior easements for the storm sewer and access through the property. The document also includes an area dedicated for a future sign with the development. The access easement will follow and preserve the existing vehicular circulation of the site and will follow the existing driveway access points constructed. No new access to this site is proposed. These easements must be recorded and recording information shown on the face of

the plat prior to final approval of the Minor Subdivision. This item will be forwarded to the City Commission for their acceptance of easements. This consideration is tentatively scheduled for August 6, 2013.

ACCESS

This lot was originally platted with access restrictions limiting curb cuts to only one from Peterson Road and one from Sterling Drive. There is no change to the access restrictions for this property. This Minor Subdivision includes an interior access easement that follows the existing driveway of the development.

MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. The plan notes the required trees for each lot.

Conclusion: The Minor Subdivision, with approval of the variances requested and as conditioned, conforms to the approval criteria in Section 20-808(d) of the Subdivision Regulations.