

December 30, 2014

**MS-14-00484:** 1029 Oak Tree Dr., a Minor Subdivision/Replat of Lots 11 and 12, Block One, Pioneer Ridge West No. 8, a subdivision in the city of Lawrence, Douglas County, Kansas, Submitted by LandPlan Engineering for the property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for 1029 Oak Tree Dr. subject to the following condition:

1. The Minor Subdivision shall be revised with the following changes:
  - a. Dedication of drainage easement along the southwest and south property lines of the new lots to correspond to the existing riparian area as well as the existing adjacent drainage easements.

**KEY POINT**

- The number of existing lots is 2. The number of proposed lots is 2. The adjustment of the lot line changes the size in area of lot 1 from 17,532 sq. ft. to 12,782 sq. ft. and changes the size in area of lot 2 from 21,722 sq. ft. to 26,131 sq. ft. Only one lot combination or division may be approved through the Minor Subdivision process except that lot line adjustments or mergers that do not increase the total number of lots may be accomplished through the Minor Subdivision/Replat process.

**SUBDIVISION CITATIONS TO CONSIDER**

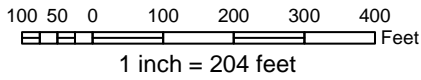
- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

- Submittal of a signed mylar copy of the Minor Subdivision, an executed Master Street Tree Plan, and recording fees for recording with the Douglas County Register of Deeds.

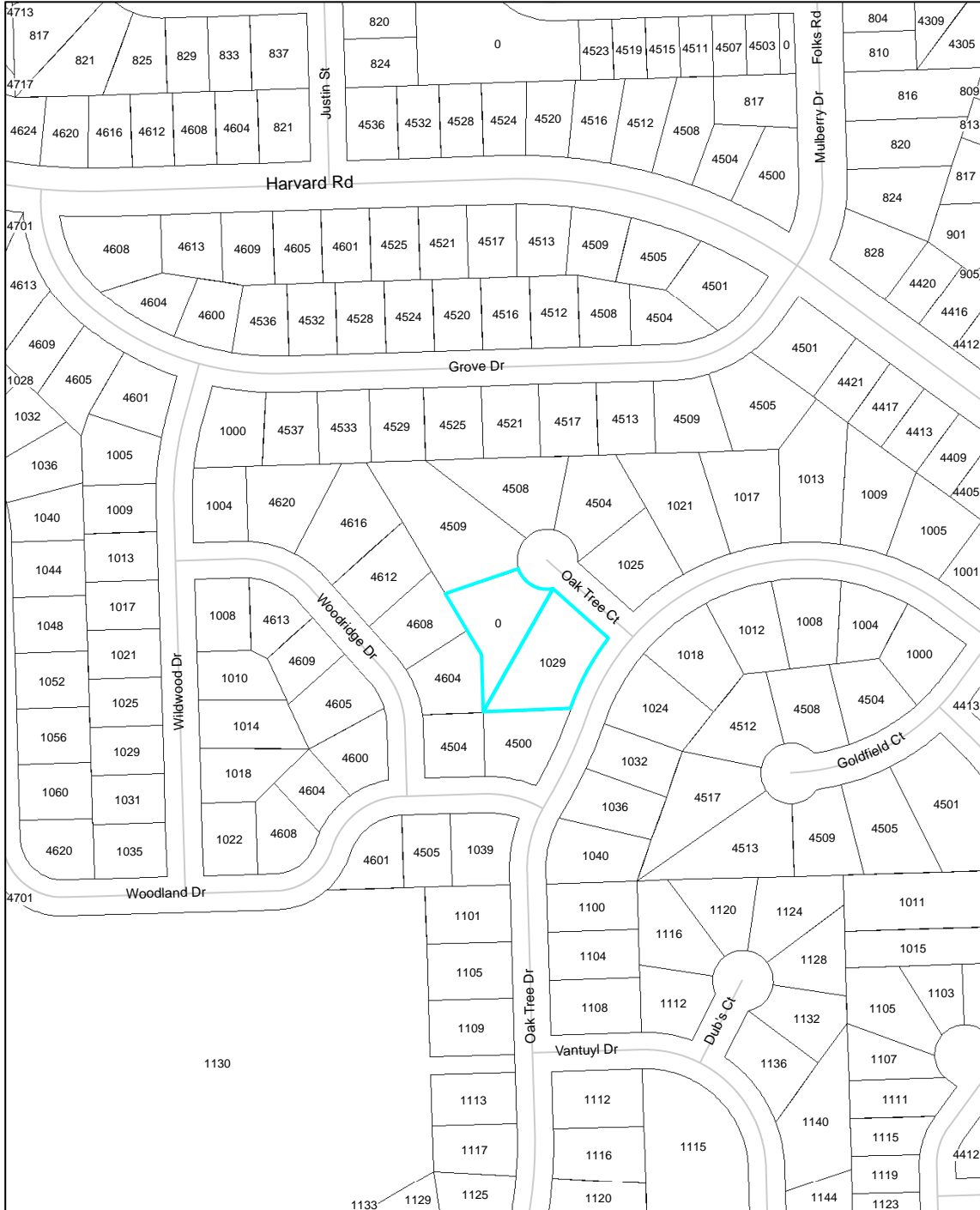
<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use	RS7 (Single-Dwelling Residential) District
Legal Description:	The property currently platted as Lots 11 and 12, Block One, Pioneer Ridge West No. 8. is being replatted as Oak Tree Addition, a Minor Subdivision of Lot 1 and Lot 2, Block One, Pioneer Ridge West No. 8.
Number of Existing Lots:	2
Number of Proposed Lots:	2

**MS-14-00484 - Area map with 1029 Oak Tree Dr. outlined.**



DISCLAIMER NOTICE  
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 12/17/2014



## **STAFF REVIEW**

The minor subdivision will adjust the lot line between lots 11 and 12.

The property is not encumbered with the floodplain.

## **RIGHT-OF-WAY**

The property is bounded by Oak Tree Ct and Oak Tree Dr. classified as local streets in the Major Thoroughfares Map and has a right-of-way width of 60 ft in this location. The existing right-of-way width for Oak Tree Ct and Oak Tree Dr. are compliant with the Subdivision Regulations Design Standards.

## **DIMENSIONAL REQUIREMENTS**

Lots in the RS7 District must have a minimum lot area of 7,000 sq ft and a minimum lot width of 60 ft. The proposed lots will be 12,782 sq. ft. and 26,131 sq. ft. in area with lot widths of 70 and 100 ft. The proposed lots are compliant with the dimensional requirements of the RS7 District.

## **UTILITIES/EASEMENTS**

The only new easement being provided with this minor subdivision is a drainage easement which is 15 ft wide near the southwest and south property lines. This easement will correspond to the existing riparian area as well as the existing adjacent drainage easements.

The Minor Subdivision will be placed on the City Commission agenda for acceptance of dedications.

## **ACCESS**

The property has frontage on Oak Tree Ct. and Oak Tree Dr. Access will be taken from Oak Tree Ct. for both lots. The frontage width is compliant with the Development Code standard permitting one driveway opening shall be allowed per 200 ft of continuous street frontage on a local street (Section 20-915(f)).

City Code requires sidewalks on both sides of the streets. The city engineer has determined that the existing sidewalks are sufficient for the neighborhood configuration and approved a waiver from this requirement. New sidewalks are not proposed or required with this minor subdivision.

## **MASTER STREET TREE PLAN**

Street trees are required at a rate of 1 tree per 40 ft of frontage. A total of 9 trees are required to be provided. Along Oak Tree Ct. 195 linear feet equals 5 trees. Along Oak Tree Drive 131 linear feet equals 4 trees. Along Oak Tree Court Lot 1, 5 trees are required, 5 trees are existing and 0 new trees are to be provided. Along Oak Tree Drive lot 2, 4 trees are required, 3 trees are existing and 1 new tree is to be provided. Total trees existing equals 8 trees and total new trees to be provided equals 1 for a total of 9 required trees. A revised street tree plan is provided with the minor subdivision.

**Conclusion:** The Minor Subdivision, as conditioned, meets the approval criteria in Section 20-808(d) of the Subdivision Regulations.