



April 29, 2015

MS-15-00089: Hutton Farms West No. 2, a Minor Subdivision/Replat of all Lot 1, Tracts A, B and C, Hutton Farms West No. 2 in the city of Lawrence, Douglas County, Kansas, Submitted by Atlas Surveyors for North Forty, LLC c/o Thomas Fritzel, the property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the Minor Subdivision for Hutton Farms West No. 2. with the following conditions:

1. Vacation of and dedication of utility and access easements as submitted and approved on Final Development Plan.
2. Provision of a master street tree plan, mylar and recording fees for this Minor Subdivision.

KEY POINT

- This is a revised plat in conjunction with the Final Development Plan for Hutton Farms West No. 2. Existing easements are being vacated and revised easements in conjunction with the approved Final Development plan are being dedicated.

SUBDIVISION CITATIONS TO CONSIDER

- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

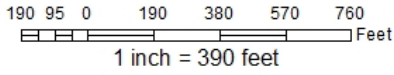
- FDP-14-00551; approved by Planning Commission on 3/23/15.
- PDP-14-00511; approved by Planning Commission on 1/26/15.
 - Variances and Waivers approved include the following:
 - Reduction of peripheral setback from 35' to 16.5' on the east side of the property and side and rear setback reduced from 10' to 4' as shown on the approved PDP.
- PDP-12-12-04; approved by the City Commission on 04/05/05.
- PF-05-18-05; Hutton Farms West No. 1 (Phase I with individual single-family lots)
- PF-05-19-05; Hutton Farms West No. 2 (Phase II with large lot and several tracts for detention and open space.)
- Z-09-43-05; Approved by City Commission 11/16/04 subject to approval of a PDP and recording of final plat prior to publication.
- FDP-06-07-05; Hutton Farms West approved by the Planning Commission on 8/22/05.

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.

GENERAL INFORMATION	
Current Zoning and Land Use	PD [Hutton Farms West PRD]; undeveloped Phase II
Surrounding Zoning and Land Use:	
To the north:	RS7 (Single-Dwelling Residential) District. Developing Stonegate IV Addition.
To the west:	PD [Hutton Farms West PRD] District. Developing Phase I, detached residences on individual lots.
To the east:	PD [Hutton Farms PRD] District. Existing multi-dwelling residential development including amenities proposed to be shared with the subject property such as clubhouse and pool.
To the south:	RS10 (Single-Dwelling Residential) District. Unplatted area of Fall Creek Farms Subdivision. Existing homes located on individual platted lots along the south side of Peterson Road.
Legal Description:	A replat of all Lot 1, Tract A, Tract B and tract C of HUTTON FARMS WEST NO. 2, a subdivision in the Southeast Quarter of Section 22, Township 12 South, Range 19 East of the Sixth Principle Meridian, in the City of Lawrence, Douglas County, Kansas containing 16.415 acres more or less.

MS-15-00089 - Area map of Hutton Farms West No. 2 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 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: 4/29/2015



STAFF REVIEW

The minor subdivision will adjust the tracts and identify all easements.

The property is not encumbered with the floodplain.

RIGHT-OF-WAY

The property is bounded by Peterson Road, classified as principle arterial in the Major Thoroughfares Map and has a right-of-way width of 100 ft. and an additional 20 ft. utility & roadway easement in this location. The existing right-of-way width for Peterson Road is compliant with the Subdivision Regulations Design Standards.

DIMENSIONAL REQUIREMENTS

The revision of Lot 1, Tract A, B and C is submitted as approved on the Final Development Plan for Hutton Farms West No. 2.

UTILITIES/EASEMENTS

Utility and drainage easements exist on the site. The Minor Subdivision vacates previous easements and establishes easements as approved on the Final Development Plan.

ACCESS

The property has frontage on Peterson Road. Access will be taken from Peterson Road. Access easements for the proposed private streets are realigned to be consistent with the approved Final Development Plan. The frontage width is compliant with the Development Code standard and the approved Final Development Plan.

MASTER STREET TREE PLAN

Street trees are required as per the approved Final Development Plan. A revised street tree plan shall be recorded with the minor subdivision.

Conclusion: The Minor Subdivision, meets the approval criteria in Section 20-808(d) of the Subdivision Regulations and the approved Final Development Plan.