



**MS-15-00181:** A Minor Subdivision Replat of Lot 53 of Simpson's Subdivision located at 815 Oak Street. Submitted by Grob Engineering Services, LLC for City of Lawrence, property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the above-described Minor Subdivision, subject to mylar and recording fees for this Minor Subdivision.

#### **KEY POINTS**

- This Minor Subdivision proposes to subdivide one existing lot into two lots.
- The City acquired the property on September 15, 1997 as part of pump station construction. The property is currently part of the Common Ground Program.
- Lawrence Habitat for Humanity approached the City to consider transferring a portion of the property for the construction of one single family residence.
- On February 10, 2015 the City Commission authorized the Mayor and City Manager to sign documents necessary to transfer a portion of the city property to Habitat for Humanity.

#### **SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County.

#### **ASSOCIATED CASES**

- None

#### **OTHER ACTION REQUIRED**

- City Commission acceptance of dedication of utility easements.
- Provision of an original mylar of the Minor Subdivision Plat bearing the notarized signature(s) of the property owner and the Land Surveyor's signature and seal; and, the appropriate recording fees.
- Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.

#### **GENERAL INFORMATION**

Current Zoning and Land Use                      RS7 (Single-Dwelling Residential) District, undeveloped.

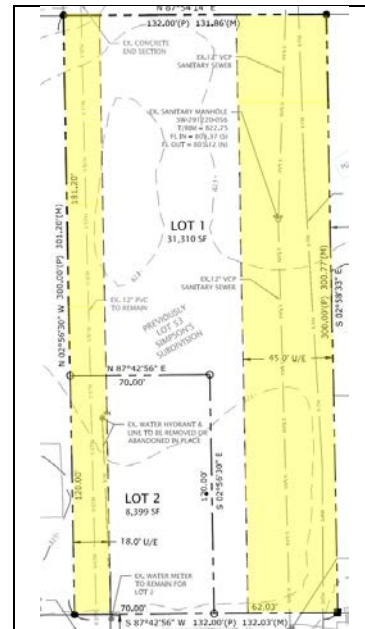
Surrounding Zoning and Land Use              To the north, south, east and west: RS7 (Single-Dwelling Residential) District; *Detached Dwelling*

Number of Existing Lots: 1  
 Number of Proposed Lots: 2

**STAFF REVIEW**



**Figure 1.** Current development of subject property.



**Figure 2.** Proposed lot split and easements in yellow

The property is located on the north side of Oak Street in North Lawrence. The property within this subdivision consists of one platted lot (Lots 53 of Simpson’s Subdivision) (Figure 1). The property is undeveloped and currently part of the Common Ground program. The Lawrence Habitat for Humanity approached the City to consider transferring a portion of the City owned property for the construction of one single family residence. The City originally purchased the property to accommodate the construction of a pump station. With the installation of the pump station lines complete, the City no longer needs the entire piece of property. On February 10, 2015 the City Commission authorized the Mayor and City Manager to sign documents necessary to transfer a portion of the city property to Habitat for Humanity. This Minor Subdivision is necessary to accommodate the land transfer. With the lot split, Lot 1 will remain City owned and will continue to house the Common Ground community garden. Lot 2 will contain one single family residence (Figure 2).

**RIGHT-OF-WAY**

Oak Street is classified as a local street in the Major Thoroughfares Map. The Subdivision Regulations require 60 ft. of right-of-way for local streets. The existing right-of-way is 60 ft., therefore, no additional right-of-way is required.

## DIMENSIONAL REQUIREMENTS

SITE SUMMARY				Proposed	
Total Area: 39,709 sq. ft.		Lot	Existing Lot Area	Lot	Lot Area
Number of existing lots	1	Lot 53	39,709 sq. ft. (approx.)	Lot 1	31,309 sq. ft.
				Lot 2	8,400 sq. ft.
Minimum required Lot Area for the RS7 District				7,000 sq. ft.	

## UTILITIES/EASEMENTS

There are deep, gravity sanitary sewer lines located along the east side of the property and storm sewer lines on the west side of the property. Due to the depth, an 18' easement on the west side of the property and a 45' easement on the east side, are required to provide added protection for any need to access infrastructure in the future (Figure 2).

The City Commission is scheduled to receive dedication of utility easements on May 26, 2015.

Individual water meters will be necessary for the two lots, therefore a new water meter and utility connection will be necessary for Lot 2. The existing water meter is used for irrigation of the community garden.

## ACCESS

The two lots will take access from Oak Street. There is currently not a vehicle access point associated with the property. The house should be designed in a manner so that the driveway will be on the west side of the lot. This will provide some access separation between the lots.

The property currently lacks sidewalks. As a condition of the land transfer, a sidewalk that extends across Lot 1 and Lot 2, and connects to an existing sidewalk to the east of the property, will be added with the construction of the Habitat for Humanity residence. Per the City Engineer, this section of sidewalk is eligible for Community Development Block Grant Program funding.

## MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. A total of 4 street trees are required based on 1 shade tree for every 40' of street frontage. The Planning Director approved the reduction by one street tree along the frontage of Lot 1 due to unfavorable location in the 45' easement on the east side of the lot. There are no existing street trees on the subject property, and as such, one new street tree will be added on Lot 1 and two will be added on Lot 2 with future development.

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