



MS-15-00342: University Field Subdivision No. 6, a minor subdivision replat, a replat of Lots 3, 4, and 5, Block B in Replat and Subdivision of Lots in Block B University Field Subdivision No. 5, located at 1745 W 19th Terrace. Submitted by Mountain Top LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Minor Subdivision, subject to the provision of a master street tree plan, mylar and recording fees for this minor subdivision subject to the following conditions:

1. Provide revised drawing to add Register of Deeds signature block to face of drawing.
2. Provide revised drawing to label lots as 1-4.

ASSOCIATED CASES

1. None.

KEY POINTS

- Property includes existing residence and accessory buildings located on the west side of the property.
- Existing property platted as 3 residential lots. Proposed subdivision would create 4 residential lots.
- Planning Commission approved sidewalk variance on August 24, 2015.
- Planning Commission approved cul-de-sac right-of-way variance on August 24, 2015.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and the Unincorporated Areas of Douglas County, adopted January 10, 2012.
- Extensions of public improvements required per Section 20-811 of the Subdivision Regulations for water service.

OTHER ACTION REQUIRED

1. City Commission action to accept dedication of new easements.
2. Provision a mylar copy of the Minor Subdivision Plat, an executed Master Street Tree Plan, and the appropriate recording fees.
3. Recording of the Minor Subdivision and associated documents at the Douglas County Register of Deeds.
4. Submission of public improvement plans and provision of guarantee for completing required public improvements.

ATTACHMENTS

1. Minor subdivision Drawing
2. Memo to Planning Commission regarding variances

GENERAL INFORMATION

Current Zoning and Land Use: RS7 (Single-Dwelling Residential) District; existing detached residence and accessory structure.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District to the north, east and south. Existing detached residential uses in all directions. Also to the north, 1741 W. 19th Street includes a surface parking lot that is zoned RS7. The remainder of the property is zoned RM32.

RM32 (Multi-Dwelling Residential) District to the west, existing multi-dwelling residential development.

SITE SUMMARY					
Total Area	35,193.628 SF				
Existing Lots University Field Subdivision No. 5	3 Lots	Lot 3 15,416	Lot 4 10,278	Lot 5 9,332	
Proposed Lot University Field Subdivision No. 6	4 Lots	Lot 4 13,836	Lot 3 7,155	Lot 2 7,109	Lot 1 7,066
Minimum Lot Area Required	7,000 SF	✓	✓	✓	✓
Lot Frontage Required	40'	41.89	41.89	47.77	61.996'
Lot Width 60' (at setback)	25' Typical setback	✓	Additional setback proposed to meet lot width standard	✓	✓

STAFF REVIEW

This property is located within a neighborhood area bounded on the north by W. 19th Street, W. 23rd Street on the south, Iowa Street on the west and Naismith Drive on the east. The property is not part of a designated neighborhood. The area was developed in the late 1950's and early 1960's. The area fronting along Iowa Street includes property owned by the KU Endowment Association as well as commercial and non-residential uses. Detached residential development is oriented with a back to back relationship and streets lined with detached housing terminating in cul-de-sacs. The interior portion of the neighborhood is uniformly zoned for detached dwellings as an established RS7 district.

W. 19th Terrace intersects with Ousdahl Road, a designated collector street, to the east. Within the neighborhood sidewalks are located on only one side of the collector streets. The remaining interior local streets do not have sidewalks on either side. There are no existing or planned sidewalks located on either side of W. 19th Terrace. The Planning Commission approved a variance to allow the developer to exclude construction of a sidewalk for this subdivision at their regular meeting on August 24, 2015.

The subject property is developed with a detached residence and accessory structure. The property includes three total platted lots. The proposed Minor Subdivision modifies the interior lot lines to

create four proposed residential lots. The lot configuration for the developed lot complies with the minimum required building setbacks for the district.

Zoning and Land Use

The property is currently zoned RS7. This district allowed detached residential uses. The property includes an existing dwelling on the west end and undeveloped area to the east. The undeveloped area is intended to accommodate additional residential development. The proposed lots created through this Minor Subdivision meet the minimum requirements of the base zoning district. As additional front yard setback is required for Lot 3 to meet the lot width requirement for the district.

Streets and Access

W. 19th Terrace is an existing local street. The street meets the current design standard for street width. No changes in right-of-way are proposed with this Minor Subdivision. Each lot created through this Minor Subdivision will have direct access to a public street.

Easements and Rights of Way

This site includes existing utility easements located along the west and south property line. This Minor Subdivision includes the dedication of additional utility easement located in the southwest corner of the site and an additional 5' easement located along the south property line.

Floodplain

No part of the subject property is located within the designated regulatory floodplain.

Public Improvements

Section 20-808 (d) specifies the criteria that must be met for a Minor Subdivision/Replat. This application requires the extension of a public water main to serve the proposed residences. The current water line terminates at the west end of 1727 W. 19th Terrace. Sanitary sewer service is located in the rear of the lots and will be accessible to the new lots. Sanitary sewer extension is not required for this project.

The street is an existing condition of the site. New right-of-way is not proposed. However, the existing cul-de-sac does not meet the current subdivision design standards. To allow the cul-de-sac to remain as constructed a variance is required. The Planning Commission approved the variance for the cul-de-sac at their meeting on August 24, 2015.

Prior to recording the Minor Subdivision the applicant will be required to submit Public Improvement Plans for review and to provide a guarantee for construction of the water main extension.

Compliance with Minor Subdivision Regulations

1. The proposed division meets the criteria for a Minor Subdivision per Section 20-808(c) and does not include:
 - ✓ new street or extension of an existing street is proposed.
 - ✓ vacation of streets or easement is proposed or required.
 - ✓ The proposed request does not attempt to evade a Major Subdivision procedure.
 - ✓ The proposed request represents a onetime request for approval of a division through the Minor Subdivision process.
2. All lots created through the Minor Subdivision/Replat process conform to the lot size requirements of the base district.

3. All lots created through the Minor Subdivision/Replat process have direct access to an existing public street meeting the adopted access and public improvement standards.
4. Required right-of-way is provided with the exception of a variance proposed for the width of the cul-de-sac as noted above.
5. No new easements are required for this proposed Minor Subdivision.
6. This property is not located in the regulatory floodplain.
7. Proposed lots conform with the Comprehensive Plan for low density residential development in this area.
8. Proposed Minor Subdivision complies with adopted major Thoroughfares Map. Access to the lots is provided from an existing local street.
9. There were no conditions imposed with the original platted subdivision that must be met by the proposed Minor Subdivision.
10. Proposed Minor Subdivision conforms to the minimum boundary survey standards.

CONCLUSION

The new lot conforms to the minimum lot area requirement for the zoning district as conditioned. The zoning boundary is not altered by this request.