

January 27, 2015

**MS-14-00327:** Southridge Addition No. 6, a 2 lot Minor Subdivision/Replat of Lot A, Block 7 of Southridge Addition No. 3, located on approximately 4 acres at 2518 Ridge Court. Submitted by Grob Engineering Services, LLC for The Board of Douglas County Commissioners on behalf of Douglas County, property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the Minor Subdivision for Southridge Addition No. 6 subject to the following conditions:

1. Provision of an executed Master Street Tree Plan with the property owner signature line revised to match that on the Minor Subdivision. (Both signatures should be revised with the new chairperson's name.)
2. Public Improvement Plans for the extension of water and sanitary sewer mains and the means of assurance of completion must be provided for City approval prior to the recording of the Minor Subdivision
3. Installation of the sidewalk on Ridge Court or the provision of an Agreement Not to Protest the Formation of a Benefit District for the installation of a sidewalk along Ridge Court when a sidewalk is provided to the south.

**KEY POINT**

- Lot A, Block 7, Southridge Addition No. 3 is being divided into two lots with this Minor Subdivision. Per Section 20-808(c)(5) of the Subdivision Regulations, 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. Any future lot divisions will require approval through the Major Subdivision Process.

**SUBDIVISION CITATIONS TO CONSIDER**

- The Subdivision Regulations for Lawrence and Unincorporated Douglas County.

**OTHER ACTION REQUIRED**

- City Commission acceptance of dedications of easements shown on the Minor Subdivision.
- Recording of Minor Subdivision with the Douglas County Register of Deeds.

**GENERAL INFORMATION**

Current Zoning and Land Use:

The subject property has split zoning with RS7 (Single-Dwelling Residential) District on the west portion of the lot, and RM12 (Multi-Dwelling Residential District on the east portion of the lot; *Social Service Agency/Office* uses are located on the western portion, the eastern portion is undeveloped but has a site plan application for *Multi-Dwelling, Duplex* development. This Minor Subdivision will divide the lot to match the zoning districts.

Surrounding Zoning and Land Use:

To the north and south:  
RS7 (Single-Dwelling Residential) District; *Single-Dwelling Residences*.

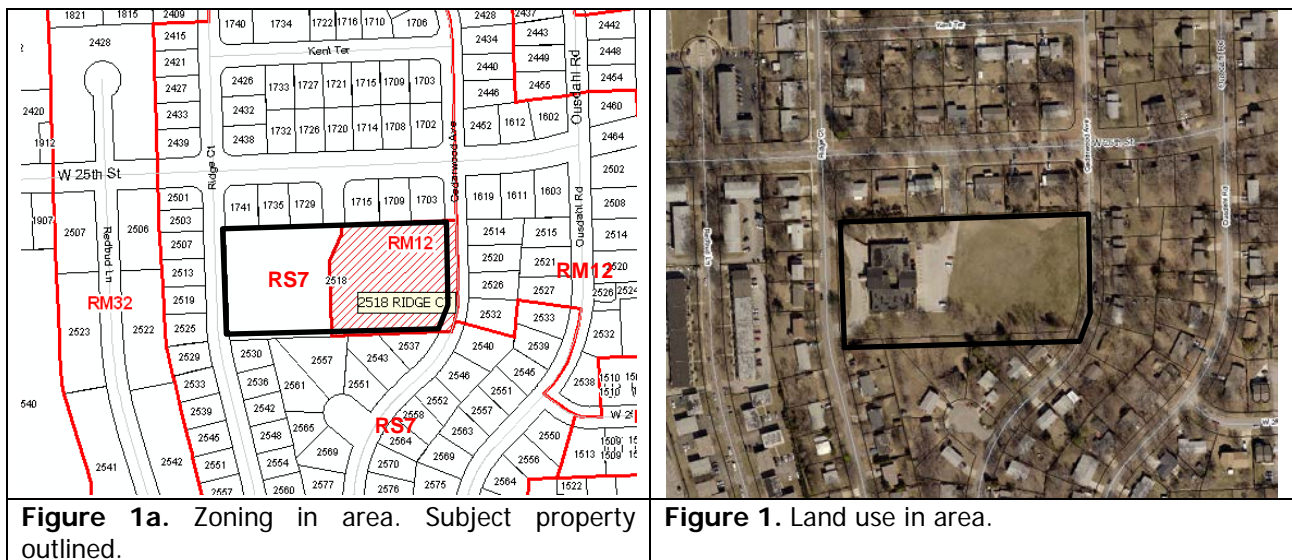
To the west:  
RS7 (Single-Dwelling Residential) District; *Office* uses on remainder of lot at 2518 Ridge Court. Further to the west, *Single-Dwelling Residences*.

To the east:  
RM12 (Multi-Dwelling) District; *Duplex-Dwellings*.

(Figure 1)

Number of Existing Lots: 1

Number of Proposed Lots: 2



**STAFF REVIEW**

The eastern portion of the subject property, Lot 2 of the Minor Subdivision, was rezoned from the RS7 (Single-Dwelling Residential) District to the RM12 (Multi-Dwelling Residential) Zoning District with the City Commission's adoption of Rezoning Ordinance No. 8918 on October 15, 2013. One condition of the rezoning was that the lot would be divided into 2 lots to match the zoning districts and developments. This Minor Subdivision was submitted to meet this condition. One lot is being provided on the west side of the property, Lot 1, with the RS7 Zoning for the existing *Social Service Agency/Office* building with frontage and access on Ridge Court and a separate lot, Lot 2, is being provided for the property in the RM12 Zoning District and the proposed multi-dwelling development with frontage and access on Cedarwood Avenue.

Tenants to Homeowners plans to develop the property as a multi-dwelling residential development for senior citizens. The rezoning to the RM12 District was necessary to allow the multi-dwellings on one lot; however, the rezoning was conditioned to allow only single-story duplexes, accessory structures/uses, and a single-story community building to maintain consistency with the neighborhood. The conditions on the RM12 zoning requires City Commission review and approval for site plans for Major Development Projects. The site plan for the residential development, SP-14-00525, has been placed on the City Commission's February 3,

2015 agenda in conjunction with the placement of this Minor Subdivision for acceptance of dedications. Minor changes to the parking area and grading on Lot 1 of this Minor Subdivision are necessary to accommodate the residential development; therefore, that site plan, SP-14-00526, has also been placed on the City Commission's agenda for consideration.

This is a developed area and utilities are available. City water, sanitary sewer mains in the area will be extended to serve this project. Public Improvement Plans for this extension and the means of assurance of completion must be provided for City approval prior to the recording of the Minor Subdivision.

#### RIGHT-OF-WAY

The property has frontage on the west on Ridge Court and on the east on Cedarwood Avenue. Both streets are classified as 'Local Streets' in the Major Thoroughfares Map and both have the required 60 ft of right-of-way. No additional right-of-way is required with this Minor Subdivision. There is right-of-way on the north side of the property for the terminus of the 1-lot stub street.

#### DIMENSIONAL REQUIREMENTS

Lots in the RS7 and RM12 Districts must meet the following requirements:

	Area	Width	Frontage
RS7 (Lot 1)	7,000 sq ft	60 ft	40 ft
RM12 (Lot 2)	6,000 sq ft	60 ft	60 ft

Lot 1 will have over 85,000 sq ft of area and approximately 300 ft of frontage and lot width. Lot 2 will have over 90,000 sq ft of area and approximately 300 ft of frontage and lot width.

As Lot 1 is currently developed, it is necessary to insure that the structure will not encroach into the setback with the new lot lines. A 30 ft rear setback is required in the RS7 District. The new rear lot line will be approximately 83 ft from the rear of the building.

The dimensional requirements are met with this Minor Subdivision.

#### UTILITIES/EASEMENTS

A 5 ft wide utility easement is located along the north and south property line. These easements are being widened to 10 ft with this plat. Utility easements are located on the adjacent properties, 10 ft wide to the north and 5 ft wide to the south. A 10 ft wide utility easement is being dedicated between Lot 1 and 2 and is centered on the lot line. 15 ft wide utility easements are being dedicated with this plat from Cedarwood Avenue into Lot 2 to provide utilities to the proposed duplexes and community building. The Minor Subdivision will be placed on the City Commission agenda for acceptance of these dedications of easements.

#### ACCESS

The property has frontage on Ridge Court and Cedarwood Avenue. Access for each lot will be taken from the adjacent road. The right of way for a stub street abuts the property to the north. No new public street access is proposed into the site from this street. The entrance to the east parking lot for the United Way Building will remain.

City Code requires sidewalks on both sides of the streets. As both adjacent streets are Local Streets, a 5 ft wide sidewalk is required along each street frontage. This sidewalk should be shown on the Minor Subdivision or an Agreement Not to Protest the Formation of a Benefit for

construction of a sidewalk when other sidewalks are located in the area should be executed and recorded with the Minor Subdivision.

#### MASTER STREET TREE PLAN

A Master Street Tree Plan and graphic were submitted and approved. A total of 16 street trees will be provided on both street frontages with 3 of the trees on Ridge Court being existing trees.

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