

Memorandum

City of Lawrence

Planning and Development Services

TO: Diane Stoddard, Interim City Manager
FROM: Mary Miller, Planner
DATE: October 14, 2015
RE: Connection of Morgan Lane (a private drive) to Comet Lane (a public street); Associated with PDP-15-00378, 6th & Monterey Way PCD; and PF-15-00380, Morgan Addition a 2- lot subdivision and a Preliminary Development Plan for mixed use development at 800 Monterey Way

Attachment

February 8, 2000 City Commission minutes regarding the formation of Benefit District and access to Comet Lane.

Background

The property at 800 Monterey Way is part of the 6th and Monterey Way Planned Commercial Development. The first Preliminary Development Plan (PDP) for this development was approved by the City Commission in 1988 and the subject property is one of a few remaining undeveloped properties.

A Benefit District for street improvements for 7th Street from Comet Lane to Monterey Way and Comet Lane south of W 6th Street was approved by the City Commission on February 8, 2000. The owners of 800 Monterey Way (the subject property) requested to be excluded from the benefit district as they were not developing at the time and had no access to Comet Lane. The City Commission approved the benefit district with a condition that the property at 800 Monterey Way could not have access to Comet Lane.

Project Description

The most recently approved PDP was approved by the City Commission in 1996. This PDP showed apartments on the subject property and the private road to the north of the subject property, labeled Morgan Lane on the current PDP, connecting with Comet Lane. (Figure 1) The current PDP shown in Figure 2 shows the right-of-way connecting but the pavement is not extended to connect with Comet Lane.

In staff's opinion, the connection between Morgan Lane and Comet Lane will improve traffic circulation and connectivity through the area. With Morgan Lane connected to Comet Lane, traffic to and from 800 Monterey Way would have the option of using either Monterey Way or Comet Lane which would remove some of the traffic on Monterey Way and allow for more convenient access to 6th Street from the project. Multiple access points into an area also provides alternate routes for emergency vehicles. Without the connection to Comet Lane, emergency vehicles would need to use the parking lot on the property to the north in the event that Monterey Way was blocked. Without the connection, it is possible that traffic associated with 800 Monterey

Way may also choose to travel through the parking lot as an alternate route to W 6th Street.

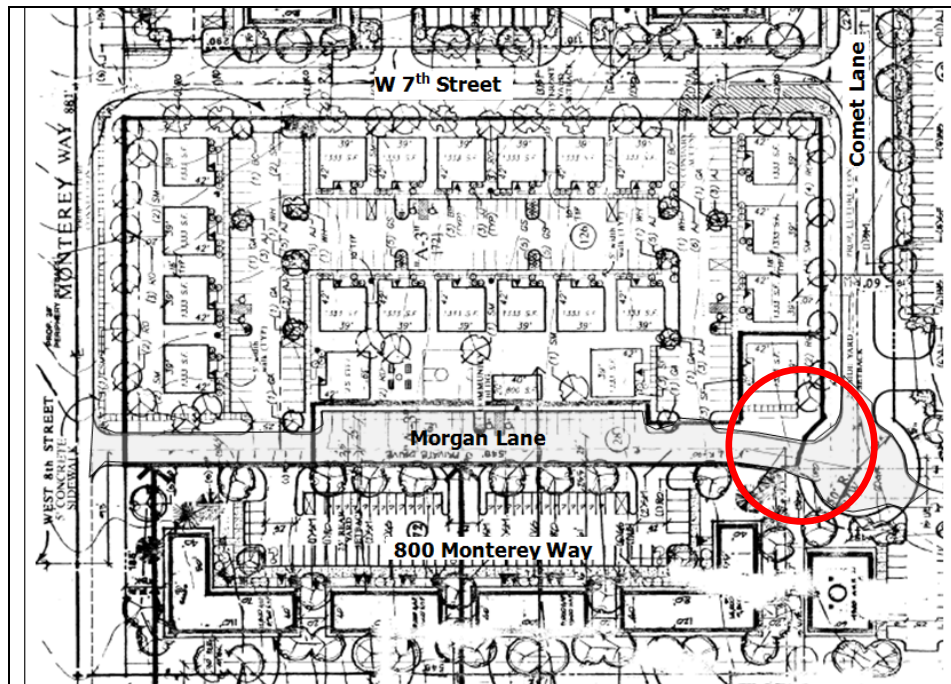


Figure 1. Detail of most recent approved PDP, approved by City Commission in 1996. Property labeled as 800 Monterey Way is the subject of the current Preliminary Development Plan.

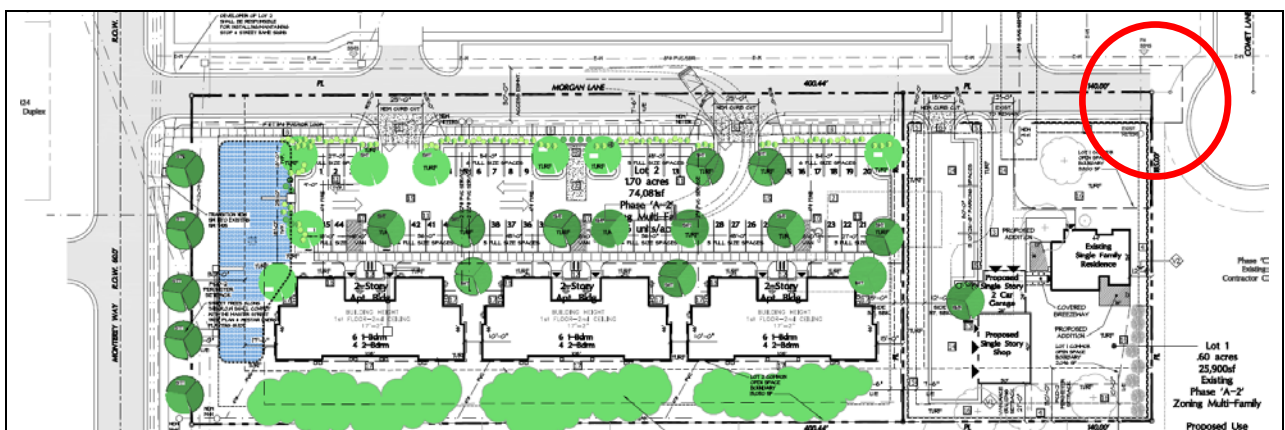


Figure 2. Current PDP shows the pavement for Morgan Lane ending before connecting with Comet Lane.

Benefit District

The City Commission voted to establish the Benefit District on February 8, 2000. As noted in the attached minutes, access from the Morgan property to Comet Lane was prohibited as they did not participate in the Benefit District.

The improvements to Comet Lane and W 7th Street that were included in the Benefit District have been completed and special assessments are no longer being collected.

While there is no mechanism to “buy into” Comet Lane, the costs to connect the private drive Morgan Lane would be the responsibility of the applicant.

Current Project

There are changes being proposed to the development on 800 Monterey Way with the current Preliminary Development Plan, but multi-dwelling residential remains the primary use. In staff’s opinion, connection to Comet Lane is important for traffic circulation through the area.

Development on the subject property will be phased, with the first phase being an addition to the existing detached dwelling and relocation of the existing shop to the east side of the property. Phase 2 will be development of the multi-dwelling structures. In staff’s opinion, the connection with Comet Lane is not needed for the changes occurring in Phase 1 to the existing uses, but should be required as part of Phase 2.

Staff Recommendation

Staff recommends that the City Commission reverse its direction made in 2000 to not connect Morgan Drive to Comet Lane and instead require Morgan Lane to connect with Comet Lane subject to the condition that the connection shall occur with the development of the Multi-Dwelling Residential Structures.

Action

Approve the connection of Morgan Lane with Comet Lane subject to the condition that the connection occurs with the development of the Multi-Dwelling Residential Structures.