

PLAT COMMITTEE

June 14, 2023

Case Number: 2023-PLT-026
Property Address: 5755 and 5845 Sunnyside Road (*Approximate Address*)
Location: City of Lawrence, Lawrence Township, Council District # 5
Petitioner: Mann Realty Company and Sunnyside Shoppes Owners Association, Inc., by Brady Kuhn
Zoning: C-4
Request: Approval of a Subdivision Plat, to be known as Sunnyside Shoppes, dividing 1.42 acres into two common area lots, with a waiver of sidewalks.
Waiver Requested: Waiver of sidewalks
Current Land Use: Commercial / Undeveloped
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the second hearing for this petition. The petition was continued for an amendment for a waiver of sidewalks from the May 10, 2023 hearing to the June 14, 2023 hearing.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated March 3, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of the City of Lawrence, Sanitation Section.
2. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. That the waiver of sidewalks be denied, and sidewalks installed along Sunnyside Road's frontage.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and developed with a commercial integrated center. The proposed plat would subdivide the property into two common areas. Common Area One would contain a rectangular parcel at the south of the site with frontage on Sunnyside Road. Common Area Two would contain the common access drive running north-south the length of the property. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Common Areas One and Two would be accessed from Sunnyside Road. No new streets are proposed as part of this petition.

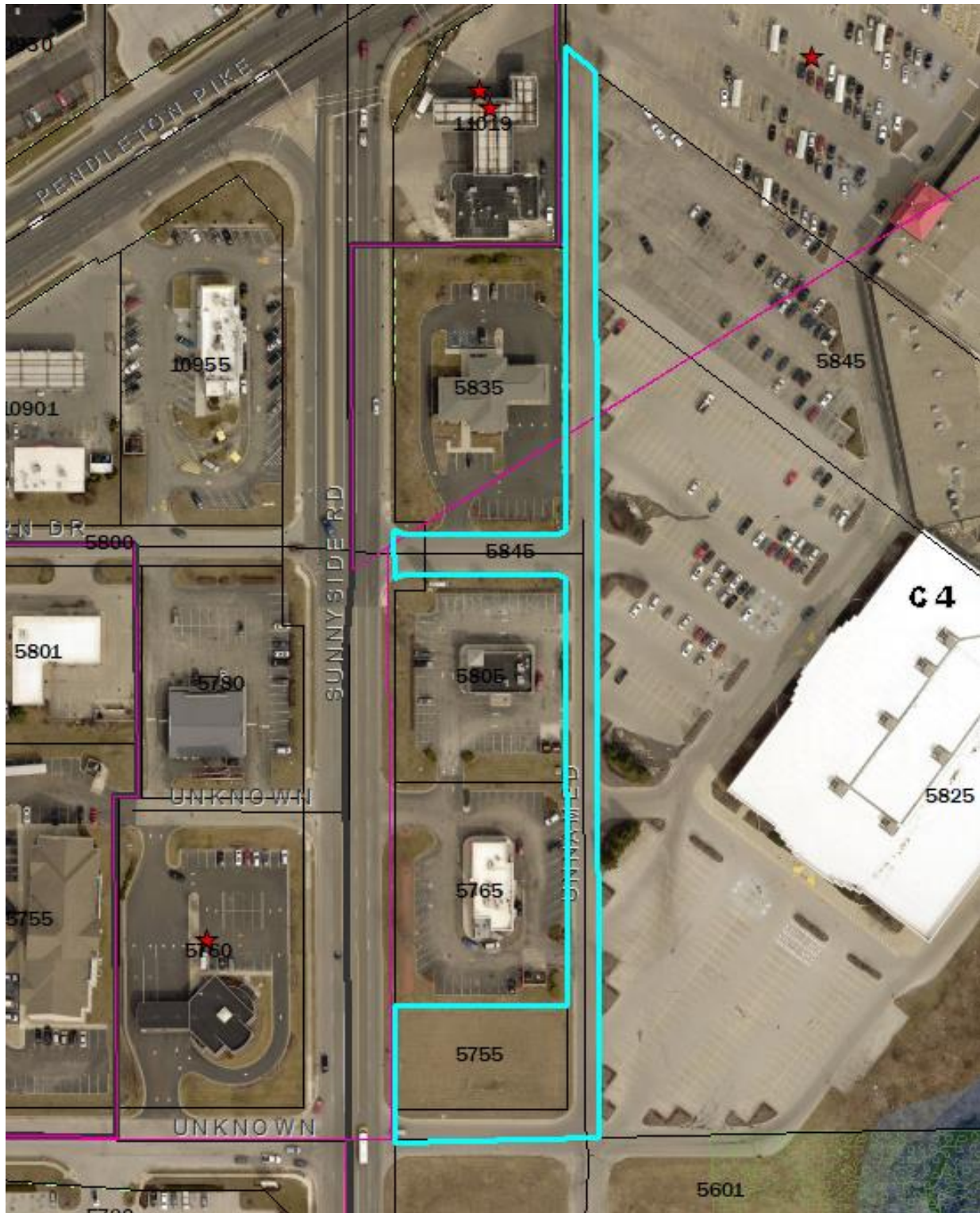
SIDEWALKS

The petitioner has requested a waiver of sidewalks for the Sunnyside Road frontage. A waiver of sidewalks should only apply where site conditions cause extreme difficulty in the construction of sidewalks, such as significant grade changes or waterway crossings. The subject site does not have any such condition, therefore staff is recommending denial of the waiver of sidewalks.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Regional Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	C-4 / C-3	Commercial
South:	C-4	Commercial
East:	C-4	Commercial
West:	C-3	Commercial
Thoroughfare Plan		
Sunnyside Road	Primary Arterial	90-foot existing and 102-feet proposed
Petition Submittal Date	March 30, 2023	

EXHIBITS



PHOTOS



Proposed common area one, Sunnyside Road frontage



Common Area One and Two, viewed from access drive



Common Area Two access drive, looking north



South of site, Alicia Way shown right



Common Area Two shown right, looking south