

PLAT COMMITTEE

January 11, 2023

Case Number: 2022-PLT-093
Property Address: 9950 Pendleton Pike (Approximate Address)
Location: Lawrence Township, Council District # 5, City of Lawrence
Petitioner: Via Lawrence Commons, by Joseph D. Calderon
Zoning: C-4
Request: Approval of a Subdivision Plat to be known as Lawrence Commons, Section 3 Subdivision, dividing 3.126 acres, into two lots and one block.
Waiver Requested: None
Current Land Use: Commercial / Undeveloped
Staff Reviewer: Allison Richardson, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated December 1, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of the City of Lawrence, Sanitation Section.
3. Subject to the Standards and Specifications of the City of Lawrence, Drainage Section.
4. Subject to the Standards and Specifications of the City of Lawrence, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
11. 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-4 and is undeveloped. The adjacent properties are developed with commercial buildings. The proposed plat would subdivide the property into two lots and one block. Lot One would be a corner lot, containing 46,729 square feet. Lot Two contain 31,476 square feet. Block A would serve as common area and internal access. The layout for Block A corresponds with the existing access drives on the site. The proposed plat meets the standards of the C-4 zoning classification.

STREETS

Lot One would be a corner lot at the intersection of Mitthoefer Road and 56th Street. Lot Two would front on 56th Street. Block A would contain internal accesses. No new streets are proposed as part of this petition.

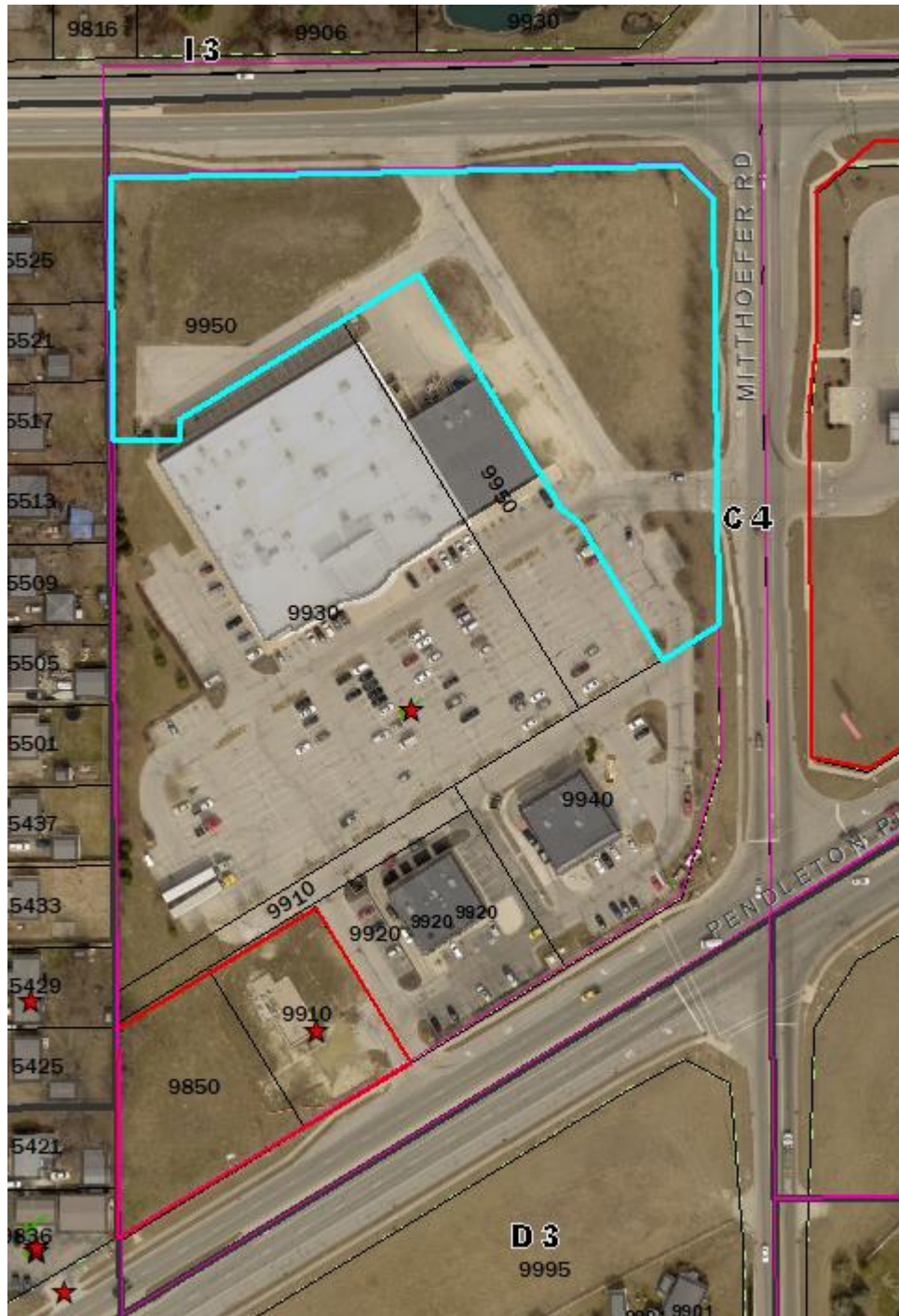
SIDEWALKS

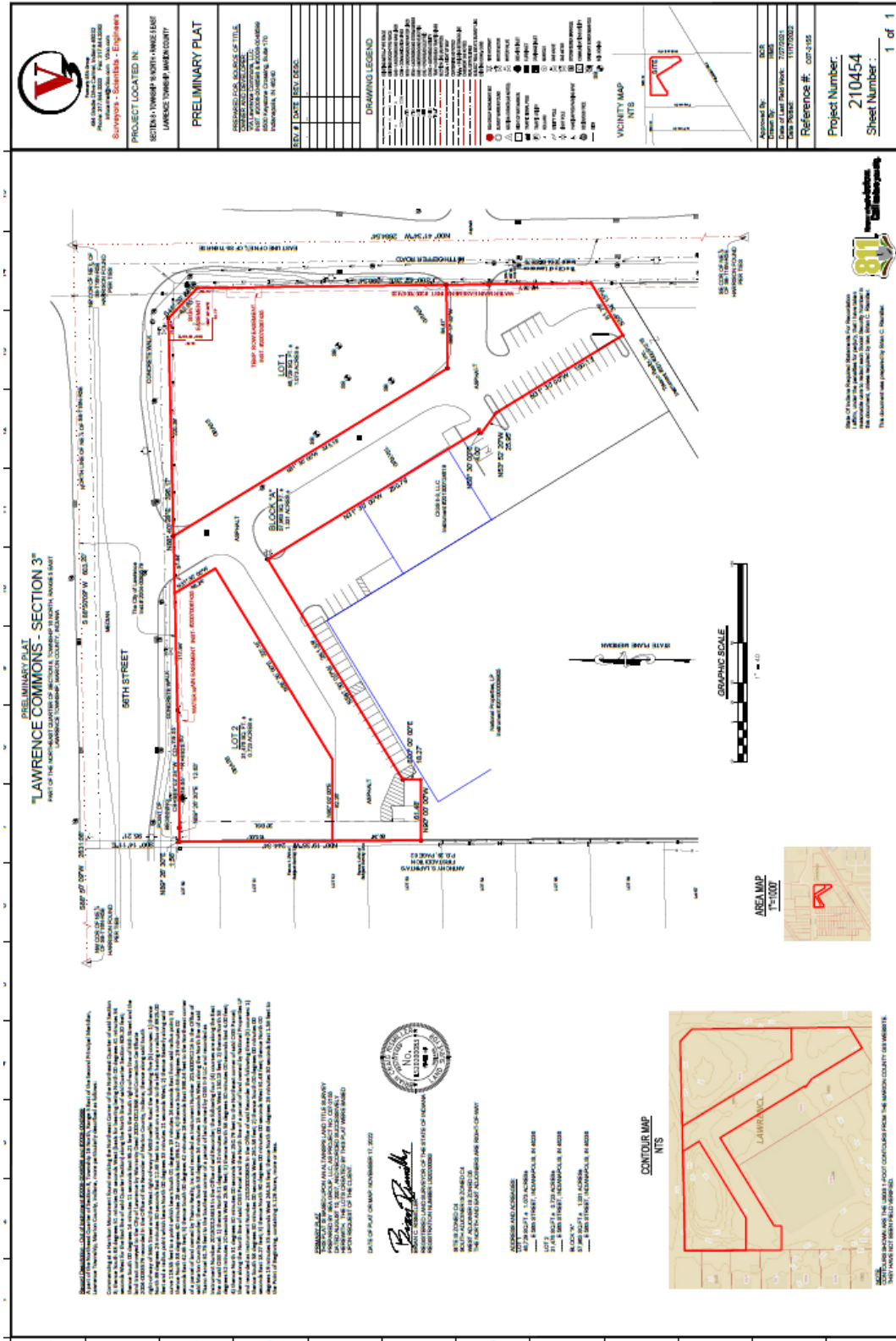
Sidewalks are existing along all street frontages.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Undeveloped	
Comprehensive Plan	Community Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	I-3	Industrial / Residential
South:	C-4	Commercial
East:	C-4	Commercial
West:	D-5	Residential
Thoroughfare Plan		
56 th Street	Primary Arterial	95-foot existing and 102-feet proposed
Mitthoefer Road	Secondary Arterial	90-feet existing and proposed
Petition Submittal Date	December 1, 2022	

EXHIBITS





PHOTOS



Subject Site Proposed Lot One, facing southwest



Subject Site Proposed Lot Two, facing southeast



Proposed Block A, 56th Street entrance



Proposed Block A, Mitthoefer Road entrance