

PLAT COMMITTEE

September 9, 2026

Case Number:	2026-PLT-043
Property Address:	8006, 8015, 8016, & 8025 Sweet Lane (aka 12110 East 79th Street (Approximate Address))
Location:	Lawrence Township, Council District 4
Petitioner:	David and JoAnna Sweet, by Clark, Quinn, Moses, Scott & Grahn, LLP
Zoning:	D-3
Request:	Approval of Subdivision Plat to be known as Replat of David Sweet Family Subdivision, dividing 13.493 acres into 4 lots and 2 blocks.
Waiver Requested:	Requesting waiver of the sidewalk requirement, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance
Current Land Use:	Residential
Staff Reviewer:	Josh Levesque, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition. However, a previous plat for this location was approved with a sidewalk waiver in 2025 (2025PLT041). This current petition is intended to address some changes to the previous petition.

This subdivision received a Variance of Development Standards from the City of Lawrence (25-LSV-07) to allow for the creation of lots without frontage on a public right of way.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 17, 2026, 2026, 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 Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, 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.
12. That the requested waiver of sidewalk installation, per Chapter 741, Article III, Section 6 of the Consolidated Zoning and Subdivision Ordinance, be approved.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject parcels in this petition are zoned SU-1 and D-2. Lot 1 will consist of approximately 1.5 acres, Lot 2 will consist of approximately 4.542 acres, Lot 3 will consist of approximately 3.525 acres, and Lot 4 will consist of approximately 1.087 acres. Block A is intended to be a common area private drive and utility easement and will be approximately 1.583 acres. The remaining area will be in Lot B, which will consist of approximately 1.257 acres. The petitioner has indicated that upon approval of the plat, they intend to rezone Lot 2 to the D-2 classification, leaving Block B as the only parcel zoned SU-1.

STREETS

Per 25-LSV-07, the lots received a variance from the requirement that lots have frontage on a public right-of-way. Instead, Block A will serve as a shared drive and utility access easement.

SIDEWALKS

2025PLT041 previously granted a sidewalk waiver. As previously stated by staff in the aforementioned petition, given that the only part of the plat fronting East 79th Street is the access and utility easement, and given that this area is to be paved, staff recommends approval of the waiver of sidewalk installation at this location. While staff continues to see sidewalks as an important development along East 79th Street as a whole, staff finds that the approval of this waiver is likely to have minimal impact on walkability and pedestrian safety at this corridor. Additionally, staff does not find that the waiver would inhibit future pedestrian connectivity elsewhere along East 79th Street.

PROCEDURE

This plat petition, if approved, only legally establishes the division of land. Any new developments would be required to meet all development standards of the SU-1 and D-2 districts and any approved variances, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

GENERAL INFORMATION

Existing Zoning	SU-1 / D-2	
Existing Land Use	Residential	
Comprehensive Plan	Rural or Estate Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	SU-1	Religious Uses
South:	D-A / D-3	Residential
East:	D-3	Residential
West:	D-A / C-S	Residential / Unimproved
Thoroughfare Plan		
79 th Street	Primary Arterial	145-foot existing and 119 feet proposed
Petition Submittal Date	June 30, 2026	

EXHIBITS

2026PLT043: Aerial Images



[illegible]

PHOTOS

2026PLT024: Photographs



Photo 1: View of subject site and long access drive

2026PLT043: Photographs



Photo 2: Neighboring parcel to the east

2026PLT024: Photographs



Photo 3: Another neighboring parcel to the east

2026PLT043: Photographs



Photo 4: Looking east on 79th Street

2026PLT043: Photographs



Photo 5: Looking west on 79th Street

2026PLT043: Photographs



Photo 6: Property across 79th Street to the south