

PLAT COMMITTEE

July 8, 2026

Case Number: 2026-PLT-031
Property Address: 9535 Memorial Park Drive (*Approximate Address*)
Location: Lawrence Township, City of Lawrence, Council District # 10
Petitioner: Fort Harrison Reuse Authority, by Shawn Donaldson
Zoning: D-P
Request: Approval of a Subdivision Plat, to be known as The Overlook at Fort Ben, subdividing 9.43 acres into four lots.
Waiver Requested: None
Current Land Use: Surface parking lot and undeveloped
Staff Reviewer: Jeffrey York, Manager

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated April 30, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provide a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of 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.
12. That amended plat shall be submitted and include access easements for Lots 2 and 3, prior to recording the final plat.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-P and consists of one lot and part of a second lot. The partial lot is improved with a surface parking lot. The complete lot is undeveloped. The subject site was part of a large rezoning petition in 1997 (97-Z-3), which provided a development plan for the former Fort Benjamin Harrison, which was a US Army post and closed in 1995.

This proposed plat would plat the subject site into four lots for future development. Lot 1 would contain 3.75 acres, lot 2 would contain 2.87 acres, lot 3 would contain 0.98-acre, and lot 4 would contain 1.64 acres. It should be noted that a vacation petition has been submitted along with this plat petition which would vacate Brooks Boulevard from Memorial Park Drive, south to 56th Street. The proposed plat generally meets the standards of the D-P zoning classification for development.

STREETS

Lots 1 and 4 front Memorial Park Drive. Access to lots 2 and 3 are not noted on the plat. Access easements are required to be included on the plat, prior to recording.

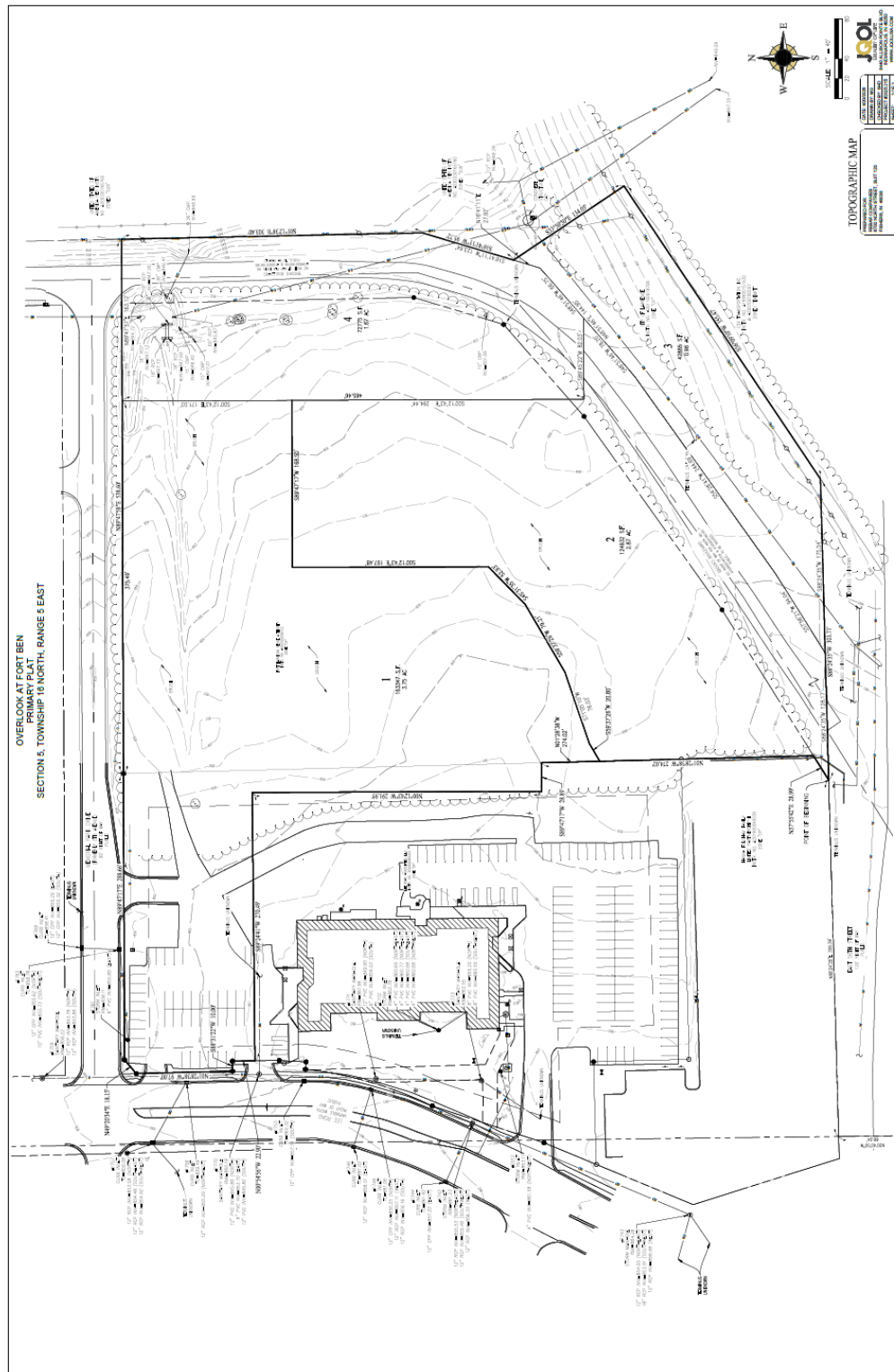
SIDEWALKS

Sidewalks do not exist along Memorial Park Drive. Sidewalks are required.

GENERAL INFORMATION

Existing Zoning	D-P	
Existing Land Use	Surface parking and undeveloped	
Comprehensive Plan	Village Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Industrial
South:	D-P	56 th Street overpass / railroad track
East:	D-P	Undeveloped
West:	D-P	Offices
Thoroughfare Plan		
56 th Street	Primary arterial	102 feet existing and proposed
Lee Road	Primary arterial	80 feet existing proposed
Petition Submittal Date	April 30, 2026	

Map showing the proposed overlook at the Fort PUD, Area #2 of the Village Center District in the Lawrence Village at the Fort PUD. The map displays various zoning districts (ZONED "DP", ZONED "SU9", ZONED "D7", ZONED "C7", ZONED "EXEMPT") and surrounding infrastructure including Lee Road, Memorial Park Drive, Brooks Boulevard, East 56th Street, and the CSX Railroad. A red oval highlights the proposed overlook area within the ZONED "SU9" district.



PHOTOS



Subject site from Memorial Park Drive



Subject site from Brooks Boulevard