

PLAT COMMITTEE

January 10, 2024

Case Number:	2023-PLT-103
Property Address:	10945 Cork Place (<i>Approximate Address</i>)
Location:	City of Lawrence, Lawrence Township, Council District # 4
Petitioner:	Ertel Family, LLC, by Tammy L. Ortman
Zoning:	C-3
Request:	Approval of a Subdivision Plat to be known as Sunnyside Commons Minor Subdivision, dividing 2.826 acres into two lots.
Waiver Requested:	None
Current Land Use:	Commercial
Staff Reviewer:	Linda Ahlbrand, Principal Planner II

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 8, 2023, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of 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.

PETITION OVERVIEW

SITE PLAN AND DESIGN

This site is zoned C-3 and developed with an office use on the western portion of the site. The remainder of the site is undeveloped except for a drainage pond. The proposed plat would subdivide the property into two lots. Lot 6b would contain the existing office use. Lot 7 would be available for development under the C-3 district. The proposed plat meets the standards of the C-3 zoning classification and the subdivision regulations.

STREETS

Lot 6B and 7 would front on Cork Place. Lot 7 would also front on Pennycroft Drive. No new streets are proposed as part of this petition.

SIDEWALKS

Sidewalks are existing along Cork Place and Pennycroft Drive.

GENERAL INFORMATION

Existing Zoning	C-3	
Existing Land Use	Commercial Integrated Center	
Comprehensive Plan	Office Commercial	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North:	C-3 Commercial
	South:	D-A / D-3 Residential
	East:	D-3 Residential
	West:	C-4 Commercial
Thoroughfare Plan		
Cork Place	Local Street	50-foot existing and proposed
Pennycroft Drive	Local Street	60-foot existing and proposed
Petition Submittal Date	December 7, 2023	

Plat Detail

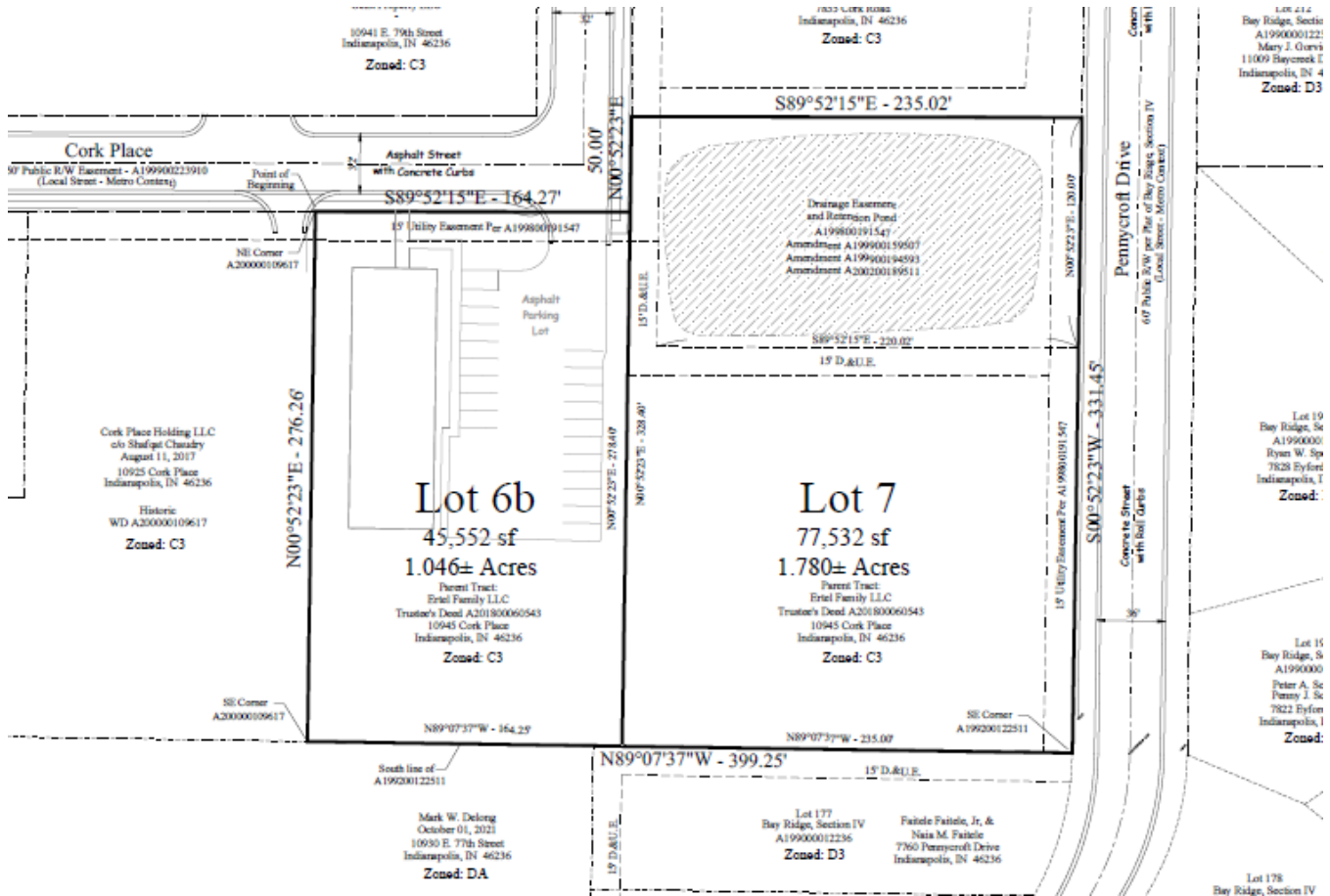


Figure 1 - Lot 7 from Pennycroft Drive

PHOTOS



Figure 2 - Entrance to site from Cork Place



Figure 3 - Cork Place and a portion of Lot 7 in the distance (drainage pond)



Figure 4 - Existing building on proposed Lot 6B



Figure 5 - Proposed Lot 7 in the distance