

Questions to consider with any Subdivision within the city limits

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| 1. | Is any portion of the property in the floodplain? | Y | N |
| 2. | Is a Hydraulic and Hydrologic Study, (H & H Study) required?..... | Y | N |
| 3. | Are the following studies required? | | |
| | a. Downstream Sanitary Sewer Analysis | Y | N |
| | b. Traffic Impact Analysis | Y | N |
| | c. Drainage Study | Y | N |
| 4. | Is the property designated as historic or in the environs of a historic property? . | Y | N |
| 5. | Does property contain structures which encroach into right-of-way? | Y | N |
| 6. | Does a sanitary sewer line touch, or is proposed to touch, each lot? | Y | N |
| 7. | Do the proposed lots meet the density and dimension requirements of
the zoning district? | Y | N |
| 8. | Is the applicant the property owner? | Y | N |
| 9. | Does the property contain environmentally sensitive areas? | Y | N |
| 10. | Do the proposed lots comply with the lot design requirements of
Section 20-810(a)(2)? | Y | N |
| 11. | What neighborhood or area is the site located in? _____ | | |
| 12. | Are there any adopted neighborhood or area plans for this area? | Y | N |
| 13. | Is the proposed plat in compliance with adopted plans? | Y | N |
| 14. | Are variances or waivers needed? | Y | N |
| 15. | Any current or future major improvements needed in the area:
street improvements, sanitary sewer, intersections? | Y | N |
| 16. | Do proposed access points meet the Access Standards in Article 9 of
the Development Code? | Y | N |
| 17. | Are access restrictions shown and noted on the plat? | Y | N |
| 18. | Does the plat provide street connectivity to adjacent properties?..... | Y | N |
| 19. | Is the plat consistent with the Major Thoroughfares Map (T2030)?..... | Y | N |
| 20. | Does the plat provide pedestrian connectivity to surrounding area? | Y | N |
| 21. | Is adequate right-of-way provided? | Y | N |

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| 22. | If the drainage study indicated the need for any drainage easements, are they shown with Minimum Habitable Floor Elevations (MHFE) or Minimum Elevations for Foundation Opening (MEFO) ? | Y | N |
| 23. | Is it possible to locate street trees within 30' of the back of curb? | Y | N |
| 24. | Are trees located at least 8' from water lines?..... | Y | N |
| 25. | Are lots designed to account for street trees? | Y | N |
| 26. | Does the master street tree plan take into account driveways and easements? | Y | N |
| 27. | Are there landscape, utility, or easement conflicts? | Y | N |
| 28. | If a replat, were there access restrictions or other conditions on the previous plat?..... | Y | N |
| 29. | Is the property located in the airport overlay zone?..... | Y | N |
| 30. | If this is a minor subdivision, does the original plat reference the section corners? (If not, it must be referenced)..... | Y | N |
| 31. | If this is a minor subdivision, are the dimensions from the existing structures to the property lines (existing and proposed) shown? | | |

Resources

Subdivision Regulations for Lawrence
and the Unincorporated Areas of Douglas County, KS
December 19, 2006 Edition

2006 Land Development Code

Horizon 2020, the Comprehensive Plan

www.lawrenceks.org/pds

or available in the Lawrence-Douglas County Metropolitan Planning Office

City Code

www.lawrenceks.org

Lawrence and Douglas County Metropolitan Planning Office
6 East 6th Street
PO Box 708
Lawrence, Kansas 66044
785-832-3150 www.lawrenceks.org/pds

These questions are not a complete listing of Code requirements, but are background questions designed to assist in the preparation of applications.

Revised: January, 2009