

Memorandum

City of Lawrence

Planning and Development Services

TO: David L. Corliss, City Manager

FROM: Mary Miller, AICP, Planner II

CC: Scott McCullough, Planning and Development Services Director
Sheila Stogsdill, Assistant Planning Director

Date: For October 8, 2013 meeting

RE: Dedication and vacation associated with PF-13-00318, Final Plat of Douglas County Public Works Addition

ATTACHMENTS:

Attachment A: Administrative Determination Report

Attachment B: Douglas County Public Works Addition Final Plat

Summary

The final plat for the Douglas County Public Works Addition was administratively approved by the Planning Director on October 2, 2013. As the plat includes the vacation of easements and rights-of-way and the dedication of easements and rights-of-way it has been placed on the City Commission agenda for acceptance of dedications and vacations.

Action Requested

- Accept the vacation of right-of-way for a portion of Franklin Park Circle and the vacation of utility easements as shown on the Douglas County Public Works Addition Final Plat.
- Accept dedication of right-of-way for E 25th Street and E 1700 Roads and utility easements as shown on the Douglas County Public Works Addition Final Plat.



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Douglas County Public Works Addition

October 2, 2013

PF-13-00318: Final Plat for Douglas County Public Works Addition, a 1 lot subdivision of approximately 46 acres, located south of E 25th Street & Franklin Park Circle. Submitted by Bartlett & West, for Douglas County Board of Commissioners, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Final Plat based upon the certification in the body of this report and subject to the following conditions:

1. Public Improvement Plans must be approved and means of assurance of completion provided to the City prior to the recording of the Final Plat.
2. An executed Agreement Not to Protest the Formation of a Benefit District for street and sidewalk improvements for E 1700 Road shall be provided to the Planning Office for recording with the final plat.
3. An executed Agreement Not to Protest the Formation of a Benefit District for sidewalk improvements to E 25th Street shall be provided to the Planning Office for recording with the final plat.
4. Pins for all lot corners and all corners of the subdivision shall be set and the completion of the setting certified by the responsible land surveyor before the plat is recorded or certification shall be provided to the Planning Director that the corners of the subdivision have been pinned and there is a contract with a licensed surveyor to pin the lots after completion of street and public improvements.

KEY POINT:

- Right-of-way previously dedicated for the extension of Franklin Park Circle will be vacated with this major subdivision. As Franklin Park Circle will no longer extend through to E 25th Street it will be renamed Franklin Park Court. The street name ordinance shall be published following the recording of the final plat.

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007 as amended Jan 10, 2012.

ASSOCIATED CASES

- Z-13-00145: Rezoning of the subject property from the PID (Planned Industrial Development) District to the IG (General Industrial) District [Z-13-00145] was approved by the City Commission and became effective with publication of Ordinance No. 8678
- PP-12-00224: Preliminary Plat for Douglas County Public Works Addition was approved by the Planning Commission on June 24, 2013.
- SP-13-00206: Site Plan for Douglas County Public Works Facility including administrative offices, vehicle maintenance and storage, and yard with exterior storage is being processed administratively.

OTHER ACTION REQUIRED

- City Commission approval of vacation of easements and rights-of-way and acceptance of dedications.

- Approval of public improvement plans and provision of means of assurance of completion prior to the recording of the Final Plat.
- Submittal of one paper copy of the Final Plat for the file and one mylar copy which is notarized for and signed by the owners, engineer, surveyor and County Surveyor to be recorded at the Douglas County Register of Deeds.
- Administrative approval of site plan for proposed development.
- Application and release of building permit prior to development.

PLANNING DIRECTOR CERTIFICATION (Section 20-812(b))

The Final Plat conforms to the content requirements of Section 20-809(l) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-12-00223) approved by the Planning Commission on June 24, 2013.

The Planning Director hereby approves the Final Plat and certifies that the Final Plat:

a) Conforms to the Preliminary Plat previously approved by the Planning Commission.

The Final Plat conforms to the approved Preliminary Plat.

b) Satisfies any conditions of approval imposed by the Planning Commission.

The Planning Commission approved the Preliminary Plat subject to conditions on June 24, 2013. A revised Preliminary Plat and a Downstream Sanitary Sewer Analysis provided after the Planning Commission meeting met the conditions.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(k)(a) through (d).

The Final Plat contains the same dedications as the Preliminary Plat.

d) Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.

Public Improvement Plans will be provided to the City for approval and means of assurance of completion of these improvements will be provided prior to the recording of the final plat.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a Final Plat.

The Final Plat, as conditioned, is consistent with the requirements of the Subdivision Regulations.

STAFF REVIEW

The property is being platted to provide an appropriate site for the relocation and expansion of the Douglas County Public Works Facility and administrative offices which are currently located at 711 E 23rd Street and 1242 Massachusetts Street. The plat is combining several parcels and lots owned by the Douglas County Board of Commissioners into one lot to accommodate the large scale of this development. The right-of-way for a portion of Franklin Park Circle is being vacated with this plat. The remaining Franklin Park Circle will be renamed 'Franklin Park Court'.

ACCESS

The development will take access from East 25th Street in the locations where Franklin Park Circle right-of-way was previously provided. Franklin Park Circle on the west access point on E 25th Street

provides access to two existing developments. The road right-of-way will end at the Douglas County Public Works Addition boundary. Franklin Park Circle was constructed on the east access point for approximately 700 ft. The right-of-way will be vacated up to the access point on E 25th Street and the existing pavement will be utilized for the private drive.

The subject property is bounded on the east by E 1700 Road, outside the city limits, and on the north by E 25th Street. Franklin Park Circle extends to the south boundary of Lot 1, Franklin Park Addition No. 1. With the previous Planned Development for this area, the plan had been to extend Franklin Park Circle through the development and back to E 25th Street to provide interior access for the lots. With the current proposal only one lot is being created; therefore, the interior street network is not necessary. The name of this street will be revised to Franklin Park Court as it will no longer circle back to E 25th Street. The facility will have access to Franklin Park Court and to E 25th Street.

EASEMENTS AND RIGHTS-OF-WAY

This property was included in the Preliminary Development Plan for the Franklin Park Planned Industrial Development. Several easements were dedicated by separate instrument with the Preliminary Development Plan. These included 2 drainage easements on the southwest and southeast corners of the property. Utility easements were dedicated along the right-of-way for Franklin Park Circle. These utility easements are being vacated with this plat and new utility easements which will correlate with the proposed development are being dedicated. The drainage easements will remain and will provide detention for the subject property and the properties within the Franklin Park Planned Industrial District. Per Section 20-809(l)(2)(v) lots that are adjacent to drainage easements shall indicate the required minimum habitable floor elevations for structures on lots or the minimum elevation for a foundation opening(s) which shall be certified by a licensed land surveyor or engineer. These are noted on the plat. E 25th Street, within the City of Lawrence, and E 1700 Road, a road in the unincorporated portion of the county, are both classified as a Collectors in the Future Thoroughfares Map. Collector streets and roads require 80 ft of right-of-way. Additional right-of-way is being dedicated with this plat for E 25th Street and E 1700 Road to meet this requirement.

An 80 ft right-of-way for Franklin Park Circle within the interior of the new lot is being vacated with this plat. The lot will have perimeter easements along the west and east sides and along the E 25th Street frontage. A 15 ft utility easement will extend throughout the site generally following the alignment of the vacated right-of-way with a jog to provide access to the various buildings being planned on the site.

UTILITIES AND INFRASTRUCTURE

Water Mains will be extended to serve the property. Public Improvement Plans will be required for these extensions. Sanitary Sewer Mains are available and service lines will be installed with this development.

E 1700 Road is located outside the city limits and will be improved to City standards when it has been annexed into the City. E 25th Street is constructed and has a 3 to 4 ft sidewalk on the south side up to the eastern access point (Figure 1). Per the Subdivision Regulations, a 5 ft wide sidewalk is required along both sides of E 25th Street, a collector. The widening of the existing sidewalk will be addressed with the site plan. The applicant asked to defer the installation of sidewalks east of the easternmost drive on E 25th Street until such time as development has occurred to the east. Agreements Not to Protest the Formation of a Benefit District will be required for this portion of sidewalk along E 25th

Street and for the street and sidewalk improvements for E 1700 Road prior to the recording of the final plat.

MASTER STREET TREE PLAN

Street trees are required along the E 25th Street and E 1700 Road frontage at a ratio of 1 tree per 40 ft of street frontage. Street trees are required at this time only for E 25th Street, as any street trees planted at this time on the unimproved portion would be removed or damaged with the future construction. The Agreement Not to Protest the Formation of a Benefit District for improvements to E 1700 Road should include the planting of street trees along the street.

SUMMARY

Approval of the Final Plat is required so that building permits may be obtained for construction of the Douglas County Public Works Facility and administrative offices. Per Section 20-801(c), unplatted property is not eligible for a building permit. The plat, as conditioned, meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.

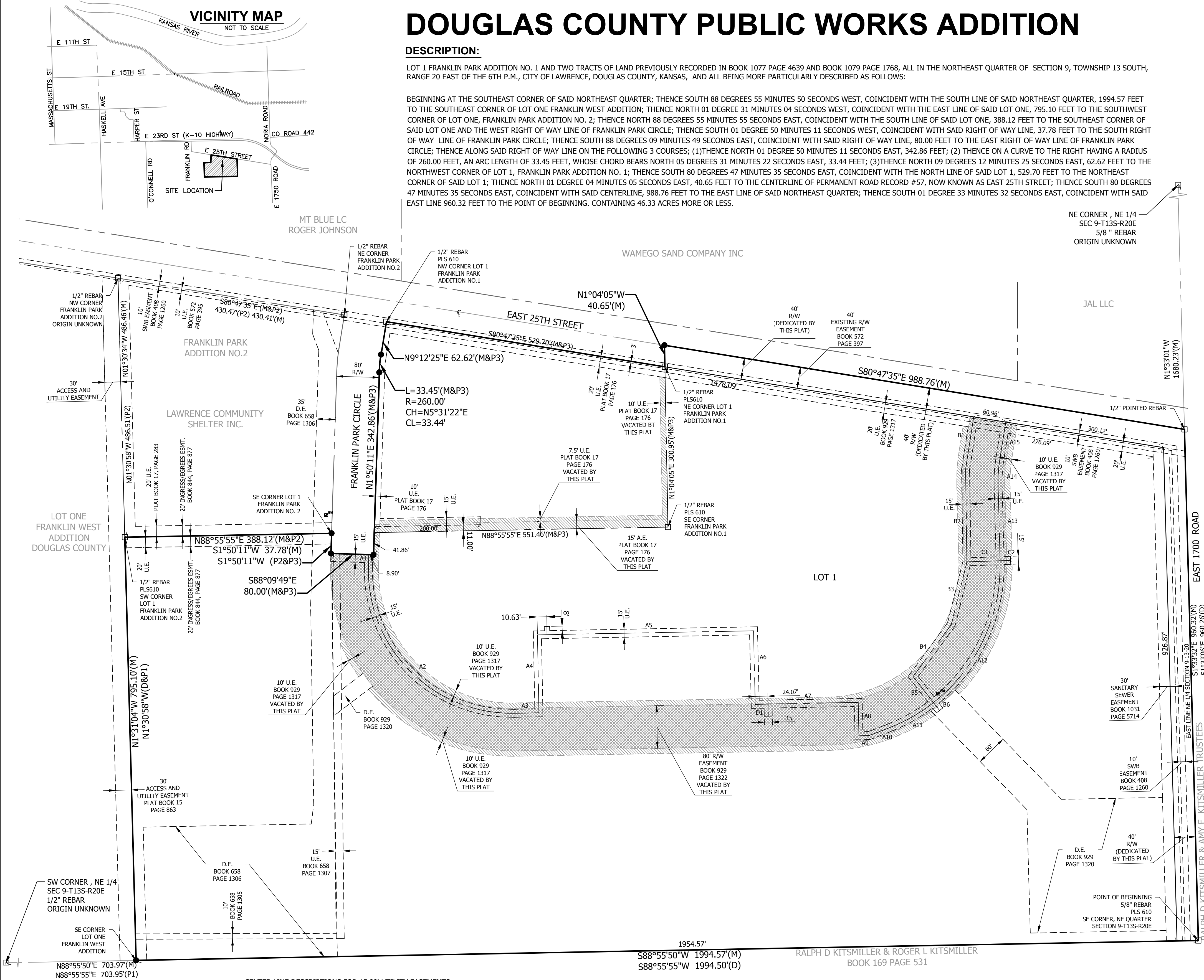
FINAL PLAT OF:

DOUGLAS COUNTY PUBLIC WORKS ADDITION

DESCRIPTION:

LOT 1 FRANKLIN PARK ADDITION NO. 1 AND TWO TRACTS OF LAND PREVIOUSLY RECORDED IN BOOK 1077 PAGE 4639 AND BOOK 1079 PAGE 1768, ALL IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE 6TH P.M., CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 55 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1994.57 FEET TO THE SOUTHEAST CORNER OF LOT ONE FRANKLIN WEST ADDITION; THENCE NORTH 01 DEGREE 31 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT ONE, 795.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT ONE, FRANKLIN PARK ADDITION NO. 2; THENCE NORTH 88 DEGREES 55 MINUTES 55 SECONDS EAST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT ONE, 388.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT ONE AND THE WEST RIGHT OF WAY LINE OF FRANKLIN PARK CIRCLE; THENCE SOUTH 01 DEGREE 50 MINUTES 11 SECONDS WEST, COINCIDENT WITH SAID RIGHT OF WAY LINE, 37.78 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANKLIN PARK CIRCLE; THENCE SOUTH 88 DEGREES 09 MINUTES 49 SECONDS EAST, COINCIDENT WITH SAID RIGHT OF WAY LINE, 80.00 FEET TO THE EAST RIGHT OF WAY LINE OF FRANKLIN PARK CIRCLE; THENCE ALONG SAID RIGHT OF WAY LINE ON THE FOLLOWING 3 COURSES; (1)THENCE NORTH 01 DEGREE 50 MINUTES 11 SECONDS EAST, 342.86 FEET; (2) THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 33.45 FEET, WHOSE CHORD BEARS NORTH 05 DEGREES 31 MINUTES 22 SECONDS EAST, 33.44 FEET; (3)THENCE NORTH 09 DEGREES 12 MINUTES 25 SECONDS EAST, 62.62 FEET TO THE NORTHWEST CORNER OF LOT 1, FRANKLIN PARK ADDITION NO. 1; THENCE SOUTH 80 DEGREES 47 MINUTES 35 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 1, 529.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREE 04 MINUTES 05 SECONDS EAST, 40.65 FEET TO THE CENTERLINE OF PERMANENT ROAD RECORD #57, NOW KNOWN AS EAST 25TH STREET; THENCE SOUTH 80 DEGREES 47 MINUTES 35 SECONDS EAST, COINCIDENT WITH SAID CENTERLINE, 988.76 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 33 MINUTES 32 SECONDS EAST, COINCIDENT WITH SAID EAST LINE 960.32 FEET TO THE POINT OF BEGINNING. CONTAINING 46.33 ACRES MORE OR LESS.



DEDICATION

BE IT KNOWN TO ALL MEN THAT I (WE), THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE HAD CAUSE FOR THE SAME TO BE SURVEYED AND PLATTED UNDER THE NAME OF "DOUGLAS COUNTY PUBLIC WORKS ADDITION" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND STREETS, DRIVES, ROADS, ETC SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF LAWRENCE AND PUBLIC UTILITY COMPANIES TO ENTER UPON, CONSTRUCT AND MAINTAIN UTILITIES UPON, OVER AND UNDER THOSE AREAS OUTLINED ON THIS PLAT AS "UTILITY EASEMENT" OR "U/E."

IN TESTIMONY WHEREOF: THE OWNER, THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS, BY MIKE GAUGHAN, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 20____.

MIKE GAUGHAN, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

ACKNOWLEDGMENT

STATE OF KANSAS
COUNTY OF DOUGLAS

BE IT KNOWN ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, CAME MIKE GAUGHAN, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL ON THE DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC MY COMMISSION EXPIRES

ENDORSEMENTS

LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS
(ASSOCIATED PRELIMINARY PLAT APPROVED BY THE LAWRENCE-DOUGLAS COUNTY PLANNING COMMISSION, DOUGLAS COUNTY, KANSAS)

CHAIRMAN DATE
BRYAN CULVER

RIGHTS-OF-WAY AND EASEMENTS ACCEPTED BY CITY COMMISSION LAWRENCE, KANSAS

MAYOR DATE
MIKE DEVER

CITY CLERK DATE
JONATHAN DOUGLASS

APPROVED AS A FINAL PLAT UNDER THE SUBDIVISION REGULATIONS FOR LAWRENCE AND THE UNINCORPORATED AREAS OF DOUGLAS COUNTY.

SCOTT McCULLOUGH DATE
LAWRENCE-DOUGLAS COUNTY PLANNING DIRECTOR

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS ON THIS

____ DAY OF _____, 20____, AND IS DULY RECORDED AT ____ AM/PM, IN

PLAT BOOK ____ PAGE ____

SLIDE# KAY PESNELL, REGISTER OF DEEDS

CERTIFICATION

I, RONALD J. SHANKS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF KANSAS, DO HEREBY CERTIFY THAT I HAVE MADE THE HEREON DESCRIBED SURVEY COMPLETED ON THE GROUND ON JUNE 12, 2012 AND THAT SAID SURVEY MEETS OR EXCEEDS CURRENT KANSAS MINIMUM STANDARDS ADOPTED BY KANSAS STATE BOARD OF TECHNICAL PROFESSIONS.

RONALD J. SHANKS KANSAS L.S. #1255
BARTLETT & WEST
544 COLUMBIA DRIVE
LAWRENCE, KS 66049
(785) 749-9452
FAX (785) 749-5961

REVIEWED IN COMPLIANCE WITH K.S.A. 58-2005

MICHAEL D. KELLY, L.S. #869
DOUGLAS COUNTY SURVEYOR

CENTERLINE A				CENTERLINE B				CENTERLINE C			
LENGTH	BEARING/RADIUS	CHORD LENGTH	CHORD BEARING	LENGTH	BEARING/RADIUS	CHORD LENGTH	CHORD BEARING	LENGTH	BEARING/RADIUS	CHORD LENGTH	CHORD BEARING
A1	20.02'	S1°53'54"W		B1	100.49'	S8°50'13"W		C1	62.33'	N88°05'11"W	
A2	436.48'	R=269.00'	390.15'	B2	173.60'	S0°50'18"E		C2	19.54'	N88°05'11"W	
A3	46.12'	N88°55'50"E		B3	121.38'	S14°02'01"W		CENTERLINE D			
A4	146.45'	N1°03'32"W		B4	121.05'	S36°16'18"W		D1	22.72'	N0°59'58"W	
A5	405.76'	N88°55'50"E		B5	62.13'	S37°57'57"E					
A6	138.15'	S1°20'02"E		B6	18.76'	S37°57'57"E					
A7	193.34'	N88°56'23"E									
A8	62.61'	S1°17'28"E									
A9	19.22'	N88°42'33"E									
A10	38.30'	N69°00'14"E									
A11	97.99'	R=327.50'	97.63'								
A12	305.26'	R=327.50'	294.33'								
A13	141.11'	N1°33'06"W									
A14	51.17'	R=272.50'	51.09'								
A15	69.27'	N9°12'25"E									

* UTILITY EASEMENTS TO BE VACATED BY THIS PLAT

* RIGHT OF WAY EASEMENTS TO BE VACATED BY THIS PLAT

ANNOTATIONS

(M) MEASURED BEARING AND DISTANCE
(D) DEED BOOK 1077, PAGE 4639
(P1) PLAT BEARING AND DISTANCE FRANKLIN WEST ADDITION
(P2) PLAT BEARING AND DISTANCE FRANKLIN PARK ADDITION NO.2
(P3) PLAT BEARING AND DISTANCE FRANKLIN PARK ADDITION NO.1
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
D.E. DETENTION EASEMENT

MINIMUM FFE FOR STRUCTURES

THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES ON THIS PROPERTY SHALL BE NO LOWER THAN ELEVATION 862.00

BENCHMARK

NGS BM # N368 IS AT K-10 & FRANKLIN ROAD
ELEVATION 893.42

MONUMENTATION

☐ FOUND REBAR, SIZE NOTED, ORIGIN UNKNOWN UNLESS OTHERWISE NOTED

☒ SET 5/8" x 24" REBAR WITH CLS14 ID CAP

FLOOD PLAIN

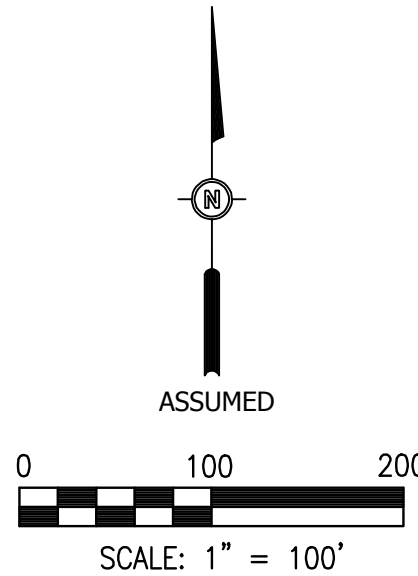
ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS; 20045C0187D, 20045C0179D, 20045C0183 & 20045C0191D THIS AREA IN ZONED "X" = AN AREA OUTSIDE THE 500 YEAR FLOOD ZONE

NOTES

1. THE DRAINAGE EASEMENTS WILL BE PRIVATELY-OWNED AND MAINTAINED. THE DEVELOPER IS RESPONSIBLE FOR ESTABLISHING OWNERSHIP AND MAINTENANCE OF SAME VIA INDIVIDUAL OWNER MAINTENANCE. THE DRAINAGE EASEMENT WILL REMAIN FREE OF ANY NATURAL OR NON-NATURAL STRUCTURES OR VEGETATIVE BARRIERS (INCLUDING BUT NOT LIMITED TO TREES, SHRUBBERY, BERMS, FENCES AND WALLS). (CITY CODE 20-1101(g)).
2. MASTER STREET TREE PLAN IS RECORDED IN BOOK _____, PAGE _____ IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS.

BASIS OF BEARING

RECORD BEARINGS OF FRANKLIN PARK ADDITION NO. 1



BARTLETT & WEST

FINAL PLAT
DOUGLAS COUNTY PUBLIC WORKS ADDITION
NE QUARTER SECTION 9-13-20
DOUGLAS COUNTY, KANSAS

DESIGNED BY: DRA
DRAWN BY: LJM
APPROVED BY: RJS
DESIGN PROJ: 18125.001
SCALE: AS NOTED
DATE: AUGUST 7, 2013
DRAWING NO: FP
SHEET NO: 1 of 1