



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Douglas County Public Works Addition

November 26, 2013

PF-13-00428: Final Plat for 9 Del Lofts Addition, a 1 lot subdivision of approximately 1.3 acres, located at 900 Delaware Street. Submitted by Bartlett & West Inc. for Provident Family, LP, 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. Provision of a revised Final Plat with the signature blank for the City Clerk revised to 'Deputy City Clerk, Diane Trybom'.

KEY POINT:

- This property is zoned RM32 with a Planned Development Overlay. A Preliminary Development Plan, PDP-13-00299, serves as the Preliminary 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-13-00287: A rezoning request to the RM32-PD (Multi-Dwelling Residential with Planned Development Overlay) District was approved by the City Commission at their October 8, 2013 meeting. Rezoning Ordinance No. 8919 was adopted on 2nd reading on October 15, 2013.
- PDP-13-00299: A Preliminary Development Plan for the development of a 43 unit multi-dwelling structure on this property was approved by the City Commission at their October 8, 2013 meeting. The Preliminary Development Plan serves as the Site Plan as well as the Preliminary Plat.
- FDP-13-00429: A Final Development Plan for the 43 unit multi-dwelling structure has been submitted for administrative review.

OTHER ACTION REQUIRED

- City Commission acceptance of vacations and dedications of easements and rights-of-way.
- 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 Final Development 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 Development Plan. (As noted earlier, the Preliminary Development Plan serves as the Preliminary Plat.)

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

The City Commission approved the Preliminary Development Plan subject to conditions on October 8, 2013. These conditions have been met.

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 Development Plan.

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 and accepted 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 so that a building permit may be obtained for the development of a 43 unit multi-dwelling structure on the property. Per Section 20-801(c)(2) of the Subdivision Regulations, building permits may be issued only for platted lots.

ACCESS

The property is located east of the intersection of E 9th Street and Delaware Street. Portions of the right-of-way for the extension of E 9th Street east of Delaware have been vacated in the past and the right-of-way on the subject property is being vacated with this plat. The lot to the north has been developed as a shared access into the area. The property fronts on and will take access to Delaware Street. In addition, an access easement/agreement will be executed prior to the final approval of the Final Development Plan to provide a second access into the property.

EASEMENTS AND RIGHTS-OF-WAY

A 15 ft wide sanitary sewer easement is provided along the Delaware Street property line for the relocation of the sewer line. The easement cuts diagonally across the southern portion of the property to tie into the existing sanitary sewer line to the south. A 10 ft utility easement is proposed along the east property line for private utilities.

Delaware Street, classified as a Local Street in the Major Thoroughfares Map, requires 60 ft of right-of-way. Adequate right-of-way is available for Delaware Street so no additional right-of-way is being dedicated with this plat. A 30 ft wide strip of right-of-way along the north side of the property is

being vacated with this plat. This right-of-way had originally been dedicated for the extension of E 9th Street to the east. E 9th Street will not be extended to the east and right-of-way on adjacent properties had been vacated in the past. Access to the properties east of Delaware Street is taken through a shared drive.

UTILITIES

The sanitary sewer line currently cuts across this property diagonally. This sewer line will be relocated to the perimeter of the site. As the area is very flat, there is little slope for the sanitary sewer line. KDHE approval of the slope was necessary and has been obtained. A water main located in the Delaware Street right-of-way will serve this development

MASTER STREET TREE PLAN

Street trees are required along Delaware Street at a ratio of 1 tree per 40 ft of street frontage. The trees are being clustered to avoid conflict with the fire access lane being provided on the west side of the structure for the aerial apparatus.

CONCLUSION

The plat, as conditioned, meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is consistent with the approved Preliminary Development Plan.