



Schwegler Addition
PF-14-00422

December 15, 2014

PF-14-00152: Final Plat for Schwegler Addition, a one-lot subdivision located at 2201 Ousdahl Road. Submitted by Grob Engineering fur USD 497, 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.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective January 10, 2012.
- Section 20-813 states that building permits will not be issued for unplatted property.

KEY POINTS

- One lot plat intended for public school facility.
- Additional Right-of-way is proposed along the south end of the property.

ASSOCIATED CASES/ OTHER ACTION REQUIRED

- SP-05-35-05; picnic shelter addition.
- SP-14-00225; temporary classroom addition.
- PP-14-00303; Preliminary Plat approved September 22, 2014.
- SP-14-00466; Site Plan for site improvements submitted on October 22, 2014 currently being processed.
- Submission and approval of applicable public improvement plans.

OTHER ACTION REQUIRED

- Acceptance of easements and rights-of-way by the City Commission.
- Submission of mylar and recoding fees for recording with the Register of Deeds Office.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required with this application. Additional information may be required with the submission of a site plan for future site improvements.
- *Downstream Sanitary Sewer Analysis* – Not required for preliminary plat. Additional information may be required with the submission of a site plan for future site improvements.
- *Drainage Study* – Not required for preliminary plat. Additional information may be required with the submission of a site plan for future site improvements.
- *Retail Market Study* – Not applicable to project.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

Site Summary

Gross Area: 7.78 Acres
Number of Existing Lots: Unplatted parcel
Number of Proposed Lots: 1 lot
Right-of-Way Dedicated: 5 additional feet of right-of-way is proposed along Ousdahl Road with this application.
Right-of-Way Variance. At its September 22, 2014 meeting the Planning Commission granted a variance from the requirement to dedicate additional right-of-way for Ousdahl Road along the entire length of the subject property.

GENERAL INFORMATION

Current Zoning and Land Use: GPI (General Public and Institutional) District. Existing elementary school.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District to the north and east. Existing residential homes.

CS (Commercial Strip) District to the south and west. Existing commercial businesses.

Applicant's Reason for Request: *Development requirement to plat.*

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

The final plat conforms to the content requirements of Section 20-812(b) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-14-00303) approved by the Planning Commission, on September 22, 2014. 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. The following variance was approved with the Preliminary Plat.

- Reduced the 80 ft right-of-way requirement in Section 20-810(e) (5) for a Collector Street to allow the right-of-way for Ousdahl Road to remain 50' (25' from centerline) with an additional dedication of 5' of right-of-way and easement for the sidewalk for that portion of Ousdahl Road along the east property line of the subject property

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

The Planning Commission approved the Preliminary Plat without any conditions of approval.

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.

Infrastructure serving this property already exists. The proposed site improvements include a sidewalk along W. 22nd Street. This is the only public improvement associated with this project. Installation of the sidewalk will be included with the site plan. The proposed stormwater improvements for this site are related to a larger public project and will be constructed by the City as part of the 23rd Street and Ousdahl Road project. The purpose of this Final Plat, as it relates to public improvements, is the dedication of appropriate easements for this property.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.

The final plat is consistent with all final plat requirements of the Subdivision Regulations.

STAFF REVIEW

Project Summary

This request is for the creation a single, 7.78 acre, platted lot as a pre-development activity for Schwegler Elementary School. The property is located along a Collector Street (Ousdahl Road) and a local street (W. 22nd Street).

Access

Access to the site is accommodated from the abutting public streets.

Easements And Rights-Of-Way

Prior to final approval and recording the Final Plat with the Register of Deeds Office, the City Commission must consider the acceptance of easements and rights-of-way. This subdivision will dedicate 30' of right-of-way along Ousdahl Road and W. 22nd Street. Additional utility, drainage, and pedestrian easements are also proposed as shown on the drawing.

Master Street Tree Plan

Street trees will be added along the south side of W. 22nd Street and along the west side of Ousdahl Road. Street trees will be coordinated with the site plan for this property as development applications are finalized.

Stormwater Management

This property includes a detention area located in the southwest corner of the site. This detention pond is part of a City project to address regional stormwater runoff in the area. The detention pond will be located on the School District property and will be maintained by the City of Lawrence. Specifically, the City will be responsible for the cleaning of the basin if it becomes filled with silt. The City will also be responsible for the maintenance of the outfall structure. The City will NOT be mowing the detention basin.

SUMMARY

Approval of the Final Plat is required prior to development activity, in order to comply with City development requirements. The plat meets the approval criteria listed in Section 20-809(I) of the Subdivision Regulations and is approved.