



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Langston Heights Addition No. 2

September 25, 2015

PF-15-00397: Final Plat for Langston Heights Addition No. 2, a 16.74 acre multi-lot residential subdivision that includes 56 lots located for detached residential use construction located along the east side of K-10 Highway and north of Bob Billings Parkway. Submitted by BG Consultants, for RSR Holdings LLC, 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 subject to the following condition:

1. Provision of a revised master street tree plan to include shade trees along the South Lawrence Trafficway, consistent with the landscape design standards of section 20-307 (c) of the Land Development Code.

KEY POINT:

- This property was rezoned to accommodate small lot detached residential development.
- A separate Final Plat was submitted for the future commercial development located south of this property known as Langston Commons, PF-15-00405.
- The property abuts USD 497 property to the east.

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

Original Applications 2013

- Z-13-00251: 4.712 AC from UR to RS7.
- Z-13-00252: 2.674 AC from UR to RS5.
- Z-13-00253: 3.195 AC from UR to RM12D.
- Z-13-00254: 3.349 AC from UR to RM12.
- Z-13-00255: 4.182 AC from UR and PD (Bob Billings Parkway Center PCD) to OS.
- Z-13-00256: 16.619 AC from UR and PCD Planned Commercial District to CN2.
- PP-13-00257: Langston Commons approved by the Planning Commission on 8/26/13, Replaced by PP-15-00246.
 - Preliminary Plat included 29 detached residential dwelling lots,
 - 7 duplex lots,
 - 1 multi-dwelling lot,
 - 1 neighborhood commercial lot, and
 - 2 tracts for open space.

New Applications 2015

- Z-15-00244: 0.193 acres from CN2 (Neighborhood Commercial) District to OS (Open Space).
- Z-15-00245: 0.992 acres from OS (Open Space) to CN2 (Neighborhood Commercial) District.
- Z-15-00251: 11.15 acres from RM24 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District and RS7 (Single-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District.
- PP-15-00246: Langston Commons approved by the Planning Commission on July 22, 2015.

OTHER ACTION REQUIRED

- City Commission acceptance of 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.
- 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 per section 20-811 (k) of the Subdivision Regulations.
- Execution of a Master Street Tree Plan.

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-15-00246) approved by the Planning Commission on July 22, 2015.

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 noted above.

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

The Planning Commission approved the Preliminary Plat without 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.

The applicant has submitted Public Improvement Plans to the City of Lawrence for review. It is the developer's intent to provide a guarantee for the installation of required public improvements in order to record the Final Plat.

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

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

STAFF REVIEW

This property is being platted to create lots for the development of a residential subdivision along the east side of K10 Highway and west of the Diamondhead Subdivision. The preliminary plat included a large lot to the south for neighborhood commercial development. That property

is not included in this proposed final plat. The name of the subdivision has been changed from Langston Commons to Langston Heights Addition No. 2. A separate application for a final plat for the commercial development has also been submitted and is titled Final Plat of Langston Commons. The purpose of the name change is to separate the residential and commercial components of development.

ACCESS

The proposed Final Plat will extend the local street network to the undeveloped land and provide connectivity to the south as part of this development.

EASEMENTS AND RIGHTS-OF-WAY

New street right-of-way is proposed with this Final Plat. Adequate utility easements are proposed, on the plat, for the provision of City and private utilities to the proposed residential lots. Prior to final approval and recording the Final Plat with the Register of Deeds Office the Final Plat must be considered by the City Commission for acceptance of easements and rights-of-way.

UTILITIES AND INFRASTRUCTURE

Sanitary Sewer Mains and Water Mains will be extended to serve the property. The layout of these mains has been approved by the City Utilities Department. Public Improvement Plans for these improvements must be approved prior to the recording of the Final Plat and a means of assurance of completion of public improvements must be provided.

MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. This subdivision includes lots zoned RS5 with narrow frontages. This narrow design will make installation of more than one street tree challenging. In most cases only one street tree is proposed for each lot. Larger lots and corner lots require more than one street tree as noted in the Master Street Tree Plan.

Additionally, the master street tree plan should include twelve (12) lots along the South Lawrence Trafficway Right-of-way. The master street tree plan includes streets along this right-of-way. The Development intent is to maintain existing vegetation along the Trafficway. Street trees would be added if or when the existing vegetation is removed or lost from disease or damage.

This property is included in the South Lawrence Trafficway Transportation Corridor Overlay District. Additional landscape standards found in Section 20-307(c) of the Land Development Code apply to this area. The Master Street Tree Plan should reference requirements of section 20-307 (c) as they apply to Block 1 of the final Plat.

SUMMARY

Approval of the Final Plat is required prior to issuance of building permits. The plat meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.