

**PLANNING COMMISSION REPORT
NON-PUBLIC HEARING ITEM**

PC Staff Report
09/22/08

**ITEM NO. 4C PRELIMINARY PLAT FOR FAIRFIELD FARMS EAST ADDITION NO. 2; SE
CORNER OF K-10 & O'CONNELL ROAD (SLD)**

PP-06-07-08: Revised Preliminary Plat for Fairfield Farms East Addition No. 2 located on the SE corner of K-10 & O'Connell Road. The plat proposes to amend 6 commercial lots and 1 industrial lot all north of 25th Terrace. The entire subdivision contains 119 acres and 470 total lots. Submitted by Peridian Group Inc, for Eastside Acquisitions LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of Revised Preliminary Plat for Fairfield Farms East Addition No. 2 and forwarding it to the City Commission for consideration of the requested vacation and dedication of easements subject to the following conditions:

1. Provision of a revised preliminary plat to show the following name changes
 - a. Change North-south portion of Exchange Place to Fairfield Street
2. Correct zoning graphic on face of preliminary development plan that shows 6th lot included in the CC200 zoning request consistent with the legal description for Z-06-13-08.
3. Add L/E to legend and describe use of this symbol on page two of drawing.

KEY POINTS

- Preliminary Plat includes complete boundary of original subdivision for reference.
- Proposed changes to lot configuration affect only area north of 25th Terrace.
- Exchange Place alignment is modified at east end to form a 90 degree intersection rather than a curved right-of-way.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Z-06-13-08; RM24 and UR to CC200 (44.259 acres).
- Z-06-14-08; UR to IL (14.784 acres).
- Execution of necessary benefit districts with Final Plat for
 1. Franklin Road and intersection of Franklin and E. 23rd/K10 Highway.
 2. O'Connell Road and intersection of O'Connell Road and E. 23rd/ K10 Highway.
- Submission and approval of public improvement plans for storm drainage system.
- Submission and approval of a stormwater pollution prevention plan (SWP3).
- Submission and approval of public improvement plans for water lines
- Submission and approval of public improvement plans for sanitary sewer lines.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None.

GENERAL INFORMATION

Current Zoning and Land Use: UR (Urban Reserve) and RM24 (Multi-Dwelling Residential) District; undeveloped; and RM12D (Multi-Dwelling Residential) District and RS7 (Single-dwelling Residential) District; developing residential lots.

Surrounding Zoning and Land Use: County zoning I-4 (Heavy Industrial) District to the north; Farmland plant.

To the West of O'Connell Road North of 25th Terrace: PRD (Planned Residential District) [Fairfield West PRD] and CO (Commercial Office); undeveloped.

To the West of O'Connell Road South of 25th Terrace: RM12D (Multi-Dwelling Residential) District and RS7 (Single-dwelling Residential) District; existing residential uses

PRD [Prairie View] and A (Agricultural) to the south; existing residential development.

To the East of Franklin Road north of 25th Terrace: PID-[Mt. Blue] industrial development and south of 25th Terrace: GPI (General Public and Institutional) district; Douglas County Jail.

Site Summary: Original Approval (Revised Preliminary Plat shown in parentheses)						
Zoning	RS-2 (RS7)	RM-D (RM12D)	RM-2 (CC200)	M-1 (IL)	C-5 (CC200)	TOTAL
Title	Single-Family Residence	Duplex Residential	Multiple-Family Residence	Research Industrial/ Limited Industrial	Limited Commercial Community Commercial	
Area (acres)	37.580	35.835	12.329 (0)	17.889 (10.307)	28.833 (33.029)	119.896
Total Lots	151 ¹ /(141)	87	1/ NA	1	5/ (6)	245/ (236)
Tracts	0	2 ² 2.8 .05	0/ NA	1 4.06 (3.794)	0 (1) ³ (.114)	3 (4) 6.91 (6.758)
ROW	13.68	11.94	1.80/ NA	6.259	8.50	24.813
Min. Lot Size	7,200	9,000	10.52/ NA	7.58 (6.399)	1.29 (1.346)	--
Max. Lot Size	15,093	16,988	NA/ NA	7.58 (6.399)	14.80 (26.297)	--
Avg. Lot Size	8,091	10,564	NA/ NA	7.58 (6.399)	1.3 ⁴	--

STAFF REVIEW

The subject property is located in the southeast portion of the City of Lawrence. The property is bounded on the north by E. 23rd Street/K-10 Highway, O'Connell Road on the west and Franklin Road on the east. The preliminary plat includes all 119 acres included in the original subdivision. The only proposed changes to the subject property occur north of 25th Terrace and include realigning Exchange Place to include a 90 degree intersection. The above table reflects the existing condition of the residential development south of E. 25th Terrace with regard to the number of lots and the zoning districts. The site summary table also shows the proposed changes in the industrial and commercial portion of the development located north of E. 25th Terrace. The industrial area has been reduced and the commercial area has been expanded and incorporates the original multi-dwelling residential area from the original preliminary plat. The detention pond located along E. 23rd Street/K10 Highway is smaller in area, but will be deeper to accommodate the same required stormwater runoff for the development.

The purpose of this preliminary plat is a replat of existing platted ground that must vacate a portion of right-of-way for Exchange Place and dedicate new right-of-way for the 90 degree intersection at the east end and to reconfigure the lots north of 25th Terrace.

Zoning and Land Use

This preliminary plat is accompanied by two proposed rezoning requests for CC200 and IL (Z-06-13-08 and Z-06-14-08 respectively). The lots located south of 25th Terrace are zoned RM12D and RS7 and are not proposed to be altered by this preliminary plat.

Streets and Access

Direct access to O'Connell Road and E. 23rd Street are prohibited from adjacent lots. The plat graphically reflects this access restriction. The lots north of 25th Terrace are intended to take access from Exchange Place. Access to 25th Terrace will be evaluated based on a specific development proposal for each lot. City Staff noted that the street name for Exchange Place is inconsistent with the naming and addressing conventions used in the City now that the right-of-way has been redesigned to include distinct east-west and north south legs. As such the street name must be modified to provide distinctive names for the east-west leg and the north-south leg of the right-of-way currently known as Exchange Place. This City's Traffic Engineer has suggested Fairfield Street for the north-south leg.

Utilities and Infrastructure

The proposed configuration adds more commercial square footage to the development potential for the area and removes the previously approved multi-family lot originally contemplated on the northwest corner of 25th Terrace and Exchange Place. A pump station will serve this property and a tract of land included along the north side of Exchange Place will provide vehicular access to the pump station. This tract will include sufficient pavement for access and will be included in the public improvement plans. It will also need to be addressed with respect to design elements such as screening at the time aboveground equipment is added to the site of Tract B.

Easements and Rights-of-way

Existing easements south of 25th Terrace are not altered by this proposed preliminary plat. New utility easements are provided around the perimeter of most lots. A pedestrian connection between Exchange Place and E. 23rd Street is provided. The plat proposes the vacation of a portion of the curve of Exchange Place and the dedication of new right-of-way for the 90

degree intersection. The City Utilities Department and Public Works Department supports the proposed vacation as does Planning Staff.

Pedestrian connections are required because of block length and were noted in the review comments. The applicant has responded that such connectivity will be “provided for this development with the submittal of the preliminary development plan.” While the reference to development plans is in error, the concept is that the location will be defined within the scope of a specific development proposal. The proposed preliminary plat provides a pedestrian easement between lots 4 and 5 providing connectivity between Exchange Place and E. 23rd Street/K10 Highway. Lot 1 is the largest lot within the proposed development and pedestrian connectivity is a significant element of the commercial design standards. Other access is provided along the public streets throughout the subject property.

Conformance with *Horizon 2020*

The lots are dimensioned and sized appropriately for commercial and industrial uses. The land use is detailed in the Southeast Area Plan incorporated by reference into *Horizon 2020*. The proposed Preliminary Plat is consistent with the land use recommendations of both documents.

Conformance with Subdivision Regulations & Development Code

The preliminary plat conforms to standards of the Subdivision Regulations and Lot Density and Dimension Requirements of the Development Code for property zoned CC200 and IL.

The preliminary plat includes areas on the site that qualify as sensitive lands (mature tree masses) that will require a sensitive lands site plan with the submittal of a specific development proposal of the lots. Tree masses should be incorporated into the development of the property to the greatest extent possible including pedestrian refuge areas, street trees and screening and public areas within the development.

Submission of public improvement plans for water, storm water, and sanitary sewer improvements are required for development of the subject property and a consideration of the Final Plat. Additional, any additional benefit district agreements related to development of the property will need to be executed with the recording of the final plat to tie the benefit district and the legal description together. These elements are noted in the Associated Cases/Other Action Required section of the staff report and are not required to be conditions of approval at this time.

Staff has noted minor notation changes that need to be made to the Preliminary Plat that are reflected as conditions of approval.