

PLANNING COMMISSION REPORT
Regular Agenda – Non-Public Hearing Item

PC Staff Report
07/24/08

ITEM NO. 6A PRELIMINARY PLAT FOR COUNTRYSIDE; 1216 BILTMORE DRIVE (PGP)

PP-09-09-08: Preliminary Plat for Countryside, a one lot non-residential subdivision containing 1.86 acres, located at 1216 Biltmore Drive. Submitted by Landplan Engineering PA, for Free State Development LC, property owner of record.

Staff Recommendation for Preliminary Plat: Staff recommends the Planning Commission approve the Preliminary Plat for 1216 Biltmore Drive [PP-07-09-08] based on the findings found in the body of the staff report and forward the preliminary plat to the City Commission with a recommendation for acceptance of dedication of easements and vacation of a portion of an existing 7.5' utility easement.

Applicant's Reason for Request: To increase the size of an existing platted lot for the location of a new building on a vacant property.

KEY POINTS

- A triangular shaped unplatted area (1/2 x 217 length x 92 width = approximately 9,500 S.F.) is being added to an existing platted lot (71,361 S.F.).
- A final plat is required to be recorded prior to the issuance of a building permit for the proposed property.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Acceptance of dedication of easements by the City Commissioners.
- Administrative approval of a Final Plat.
- Recording of final plat with the Douglas County Register of Deeds Office.
- Special Use Permit [SUP-07-07-08] for Extended Care Facility, General.

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- No public comment was received in the planning office prior to writing of this staff report.

GENERAL INFORMATION

Current Zoning and Land Use: IBP (Industrial Business Park) District; an existing vacant lot and portion of adjoining unplatted parcel of ground.

Surrounding Zoning and Land Use: IBP (Industrial Business Park) District; undeveloped property to the north, professional offices to the east,

south and west.

Site Summary

Number of Lots:	1 Lot
Gross Area:	80,864 Square Feet/1.86 Acres
Net Area:	80,864 Square Feet/1.86 Acres
Rights-of-way:	No additional Right-of-Way is being dedicated or requested from this plat. Existing Biltmore Drive is a local street with a right-of-way of 80'.

STAFF REVIEW

This project is for a 34 bed Extended Care Facility, General for persons with Alzheimer's. The first phase includes two buildings with a total of 28 beds. A second phase, proposed as an addition on the north side of the east building, is anticipated to be completed within 18 months of the SUP approval and would contain an additional 6 beds (28 beds + 6 beds = 34 beds).

Zoning and Land Use

The zoning is IBP (Industrial Business Park). A recent text amendment (Ordinance No. 8278, published June 13, 2008) allows for Extended Care Facilities – General to be located in the Industrial Business Park District subject to a Special Use Permit approved by the City Commission.

This property and the property to the north is undeveloped. The adjacent properties to the east, south and across Biltmore Drive to the west have developed as professional or medical offices.

Streets and Access

The existing Biltmore Drive will provide general access to the site. Access to the parking lot is over a recorded joint access/driveway easement with the property to the south. A book and page reference is provided on the face of the plat as General Note No. 12.

Site Utilities

There are existing utilities to the property. The water main and stormwater drainage connections are along Biltmore Drive in front of the property (west side). A sanitary sewer main is located in a utility easement along the east property line. A portion of an existing utility easement along the existing north-east property line will be vacated within this plat and new easements along the new lot line will be dedicated with the recording of the final plat.

Summary

The preliminary plat meets the requirements of the Joint County/City Subdivision Regulations, the County Zoning Regulations *and Horizon 2020* and is recommended for approval by the Planning Commission and forwarding of the plat to the City Commission for acceptance of dedication of easements and vacation of a portion of an existing 7.5' utility easement.

Following the acceptance of dedications by the City Commission, the applicant would need to file a final plat which would then be processed for administrative approval and be recorded at the County Register of Deeds.