

**PLANNING COMMISSION REPORT**  
**Regular Agenda – Non-Public Hearing Item**

PC Staff Report  
09/22/08

**ITEM NO. 2      PRELIMINARY PLAT FOR BOARDWALK ADDITION; FRONTIER ROAD  
& FIRESIDE DRIVE (SLD)**

**PP-07-08-08:** Preliminary Plat for Boardwalk Addition, a 3 lot multi-family residential plat containing 1.07 acres, located at the intersection of Frontier Road & Fireside Drive. Submitted by Paul Werner Architects, for Boardwalk Apartments, LC, property owner of record.

**STAFF RECOMMENDATION:** Staff recommends approval of the Preliminary Plat of Boardwalk Addition and forwarding it to the City Commission for consideration of the requested vacation of right-of-way and dedication of easements, subject to the following condition:

1. Provision of a revised preliminary plat to include dimensions of the existing buildings from the new property lines.

**KEY POINTS**

- A redevelopment of the apartment complex is proposed and is subject to administrative review as a site plan.
- The proposed plat consolidates multiple individual lots into three single larger lots.
- The proposed plan includes vacation of the public right-of-way for Fireside Drive to accommodate a revised development pattern for the property providing greater separation of the apartments from the abutting residential lots.

**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**

- SP-08-74-08, a site plan for four multi-dwelling apartment buildings subject to administrative review and approval all located on the Proposed Lot 1.
- Submittal, approval and recordation of a final plat at the Register of Deeds.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- Contact from residents requesting additional information on the proposed development, copies of the site plan have been provided.

**GENERAL INFORMATION**

Current Zoning and Land Use: RM32 (Multi-Dwelling Residential) Development; vacant ground resulting from catastrophic fire on proposed Lot 1, Proposed Lots 2 and 3 include existing apartment buildings.

Surrounding Zoning and Land Use: RM12 D (Multi-dwelling Residential – duplex) District to

the north; existing residential development.

RS7 (Single-Dwelling Residential District to the west; existing residential development.

CS (Commercial Strip) District to the south; existing office and commercial uses.

RSO (Single-Dwelling Residential-Office) District to the southeast; existing office uses.

RS10 (Single-Dwelling Residential) District to the east; existing residential development.

### **SUBDIVISION SUMMARY**

Property Area (acres):	7.70 acres
Lot 1	2.625 acres
Lot 2	1.82 acres
Lot 3	3.27 acres

### **STAFF REVIEW**

The subject property is located north of 6<sup>th</sup> Street on the east side of Frontier Road. The property is developed except for the far east side that is currently vacant resulting from a fire on the proposed Lot 1. The proposed preliminary plat includes the vacation of public right-of-way for Fireside Drive. Each new lot includes access to an abutting public street. Internal access and circulation will be considered as part of a site plan for the new development.

### **Zoning and Land Use**

The property is zoned for multi-dwelling use. The proposed plat does not alter the existing zoning or proposed land use.

### **Streets and Access**

The proposed preliminary plat will vacate the interior local street and make use of that space within the development as part of the access and off-street parking area as the property is redeveloped. Access to each lot is provided via existing public right-of-way. A portion of Fireside Drive at the north leg intersecting with Trail Road will remain and provides public street access to proposed Lot 1. The proposed plat shows that a 30' access easement will be retained throughout the development centered on the existing street center line.

### **Utilities and Infrastructure**

The plat does not propose the extension of any public utilities or infrastructure. Lots 1 and 2 are developed with existing apartment buildings. Utility staff has identified details regarding public improvement plans for the sanitary sewer that will be implemented with the site plan for service to the new buildings. Necessary infrastructure to accommodate the existing and proposed buildings is provided to the site.

### **Easements and Rights-of-way**

The proposed plat includes the dedication of new utility and access easements along what was formerly Fireside Drive/Lot 3. The plat further shows and notes existing easements that are intended to be vacated either as part of this subdivision (10' diagonal easement across Lots 1

and 2) or with future development (multiple easements across lots 2 and 3). Utility staff noted in the review that future easements to be vacated contain existing sanitary sewer lines. Vacation of such easements would necessarily have to include a new utility plan for future redevelopment of lots 2 and 3.

**Conformance with *Horizon 2020***

The lots are dimensioned and sized appropriately for multi-dwelling residential uses. The Future Land Use Map of *Horizon 2020* designates the subject property for “Medium Density Residential”. There is no change in use associated with this proposed preliminary plat.

**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 RM 32 (Multi-Dwelling Residential).