

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

PC Staff Report  
10/26/09

**ITEM NO. 1      PRELIMINARY PLAT FOR PARK PLACE ADDITION FRONTIER ROAD & FIRESIDE DRIVE (SLD)**

**PP-6-3-09:** Consider a **two lot** multi-family Preliminary Plat on 7.716 acres for Park Place Addition, a replat of Boardwalk Addition, Lots 1-3, located at 510-544 Fireside Drive. Submitted by Paul Werner Architects, for Ernest Fleischer, property owner of record.

The Planning Commission considered a preliminary plat for the same property as a one-lot plat on August 24, 2009. The applicant, upon further review, has revised the request to consider the property as two individual lots. The status of "Fireside Drive" as a public access easement is not changed. The center of Fireside Drive is generally the dividing line (except for the far south end of the lot) of the two lots. This allows for the redevelopment of the site to be considered in two distinct phases. Phase I is that area associated with the fire and a small portion of the property not damaged by the fire. Phase II is the remaining area. The factors of the original review are still relevant.

This report is updated to reflect the site summary and other specific elements of the subdivision regulations. Revised language is noted in **blue bold type** for reference.

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

1. Provision of a revised preliminary plat to include a note that states "public access shall not be gated in any way to prevent vehicle or pedestrian access to the property or development."

**KEY POINTS**

- A redevelopment of the apartment complex is proposed.
- The proposed plat consolidates multiple individual lots into a single lot.
- The proposed plan includes vacation of the public right-of-way for Fireside Drive.

**SUBDIVISION CITATIONS TO CONSIDER**

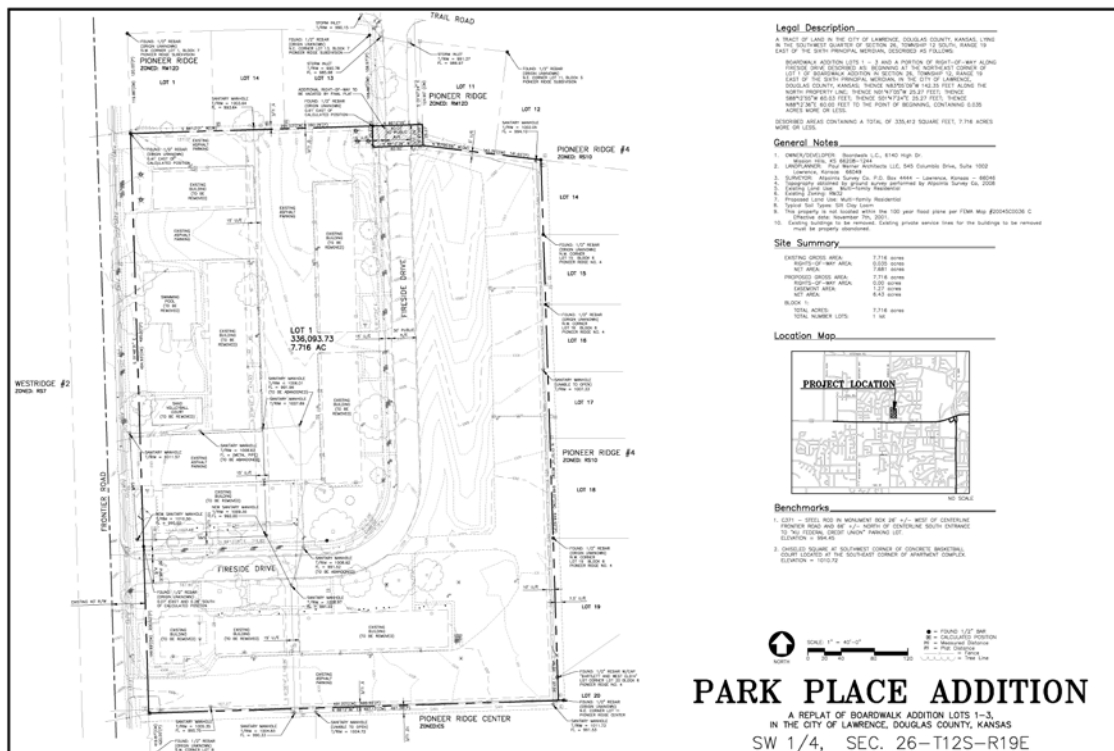
- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.

**ASSOCIATED CASES/OTHER ACTION REQUIRED**

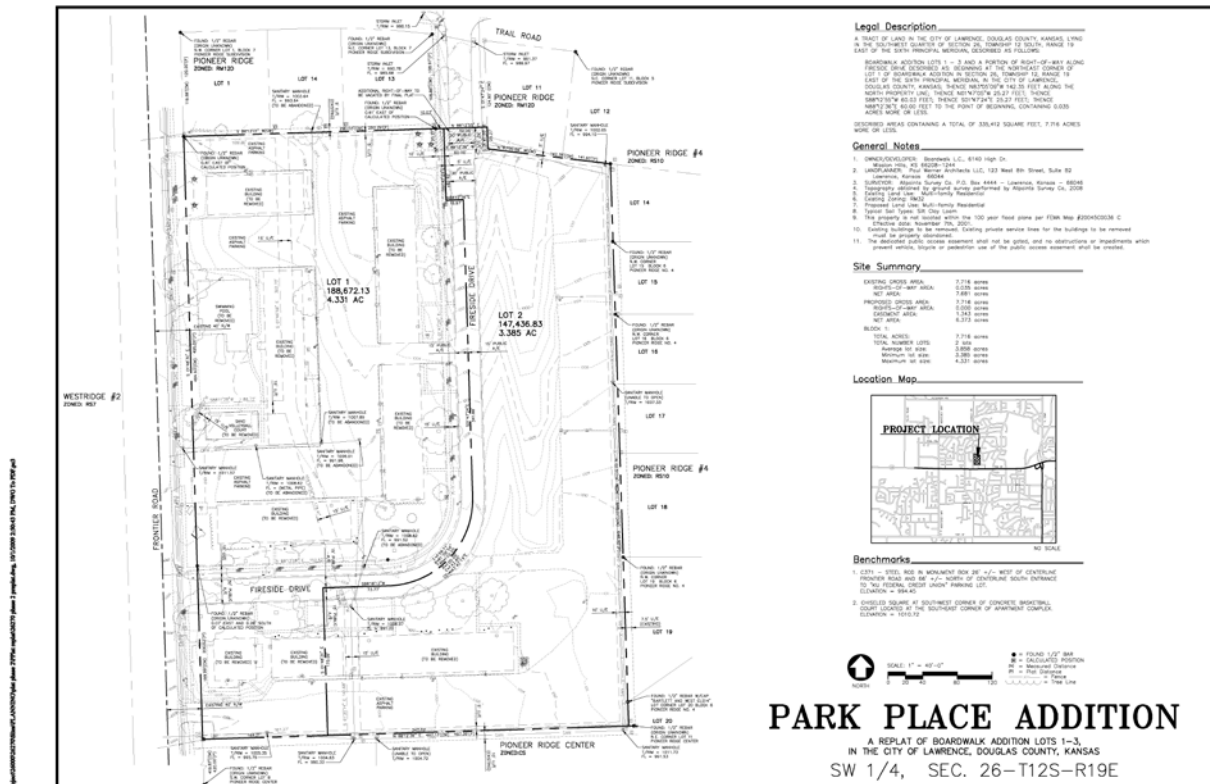
- PP-07-08-08, Boardwalk Addition – vacation of public right-of-way for Fireside Drive and replat to 3 lots.
- PF-12-12-08, Boardwalk Addition – replat to 3 lots, filed at the Register of Deeds Office on 3/18/09.
- SP-08-74-08, a site plan for four multi-dwelling apartment buildings subject to administrative review and approval all located on the Proposed Lot 1, approved 1/7/09.
- Submittal, approval and recordation of a final plat at the Register of Deeds.

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – Not required at this time – submit with site plan.
- *Downstream Sanitary Sewer Analysis* – Not required at this time – submit with site plan.
- *Drainage Study* – Not required at this time – submit with site plan.
- *Retail Market Study* – Not required for residential development.



<b>SUBDIVISION SUMMARY: Park Place Addition [PP-6-3-09] proposed 2 lot subdivision</b>	
<b>Lot 1</b>	<b>3.806 acres</b>
<b>Lot 2</b>	<b>3.910 acres</b>
<b>Net Area</b>	<b>6.369 acres</b>
<b>Right-of-way</b>	<b>.035 acres</b>



The subject property is located north of 6<sup>th</sup> Street on the east side of Frontier Road. The property is developed. A fire several years ago has resulted in the proposed redevelopment of what is currently ~~Lot 1~~ **Lot 2**. This proposed preliminary plat consolidates the existing three lots into a single lot. The vacation of public right-of-way for a portion of Fireside Drive at the north end of the property is also proposed.

The property is zoned for multi-dwelling use. The proposed plat does not alter the existing zoning or proposed land use. The applicant intends to redevelop the site with multi-family units at the same density of the original development.

The proposed preliminary plat will vacate a section of remaining right-of-way for Fireside Drive. The proposed vacation abuts a parcel located on the south east corner of Fireside Drive and Trail Road. This parcel is under the same ownership as the proposed plat. Vacation of the right of way will not alter the lot configuration of the parcel located on the corner (3213 A and B Trail Road) but will be added into the new parcel dimensions for the apartment complex.

Access to the new lot is accommodated at Frontier Road and the remaining street stub that is Fireside Drive. This provides secondary access for the development to a public street. The proposed plat shows that a 30' public access easement will be retained throughout the development centered on the original street center line of Fireside Drive.

There are currently three driveway access points to Frontier Road, a designated local street. Redevelopment of the site is anticipated to reduce the number of driveways intersections from three to two. Access is also provided via Fireside Drive. Access restrictions are not necessary for this project. Local streets are intended to provide individual property access. There is sufficient length along Frontier Road to accommodate more than a single access point. Access will be reviewed along with a formal site plan submittal for the property.

The vacated Fireside Drive is designated as a public access easement. As such, this access easement cannot be gated to restrict vehicular or pedestrian access to the development. This prohibition should be reflected with a note on the face of the plat.

#### **Utilities and Infrastructure**

The plat does not propose the extension of any public utilities or infrastructure. 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. It should be noted that the abandonment of the existing utilities cannot occur until the new lines are constructed and in place. This coordination will be part of the final plat review and included in the public improvement plans.

The plat further shows and notes existing utility easements that are intended to be vacated, retained and new easement to accommodate the future redevelopment of the site.

#### **Conformance with *Horizon 2020***

The lot is dimensioned and sized appropriately for multi-dwelling residential use. 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).

Existing Platted Area and Proposed  
Right-of-Way Vacation of Fireside Drive.

