

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

PC Staff Report
6/20/11

ITEM NO 4b: PRELIMINARY PLAT; FAIRFIELD FARMS; 25TH TERRACE & O'CONNELL RD (SLD)

PP-4-5-11: Consider a Preliminary Plat for Fairfield Farms, a revision to an approved residential plat known as Fairfield Farms East Addition No. 1, specifically modifying Blocks 1 and 2 and Blocks 14 and 15 to combine 44 lots and rights-of-way into 14 lots with abutting right-of-way, located at 25th Terrace and O'Connell Road. Submitted by Johnson Group Engineering, for Fairfield Investors LLC, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of the Fairfield Farms Subdivision and forwarding it to the City Commission for consideration of acceptance of easements and right-of-way and subject to the following condition:

1. Provision of a revised Preliminary Plat note number 18 to include a note that states: Direct access to O'Connell Road south of 25th Terrace shall be subject to review and approval of a traffic study to be submitted with future development applications. Removal of the access restriction does not guarantee a direct access to O'Connell Road in the future for Lot 9, Block 1 Fairfield Farms East Addition.
2. Provision of a revised Preliminary Plat to show in the site summary a total of 125 Lots in the RS7 zone.

Applicant's Reason for Request: *Reconfigure lots and street right-of-way to accommodate a large lot for a future church development.*

KEY POINTS

- Preliminary plat includes the entire area of the original. Proposed changes affect only that area south of E. 25th Terrace.
- Development is intended for residential use including a future church site.
- Plat includes vacation of right-of-way and dedication for a segment of 26th Street west of Ralston Street.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.
- Section 20-810(a) (2) (i) requires subdivisions to comply with all applicable zoning district standards.

ASSOCIATED CASES

- See attachment.

OTHER ACTION REQUIRED

- City Commission acceptance of easements and rights-of-way as shown on the Preliminary Plat.
- Submission and approval of applicable public improvement plans.
- Final Plat submission for administrative review, approval, and recording at Register of Deeds Office.

- Site Plan approval for the proposed development of the church lot.
- Building permits prior to construction activity.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – 7 step study provided, but does not address direct access along O’Connell Road.
- *Downstream Sanitary Sewer Analysis* – Approved.
- *Drainage Study* – Approved.
- *Retail Market Study* – Not applicable to residential project.
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PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

ATTACHMENTS

- Preliminary Plat
- Summary of previous actions

GENERAL INFORMATION

Current Zoning and Land Use:

RS7 (Single-Dwelling Residential) District and RM12D (Multi-Dwelling Residential) District; undeveloped land.

Surrounding Zoning and Land Use:

North of E. 25th Terrace: CC200 (Community Commercial) District and IL (Industrial Light) District and County A (Agricultural) District. Undeveloped land except for rural residential home located on county zoned property.

East of O’Connell Road and south of E. 25th Terrace: RM12D (Multi-Dwelling Residential) District and RS7 (Single-Dwelling Residential) District; vacant land.

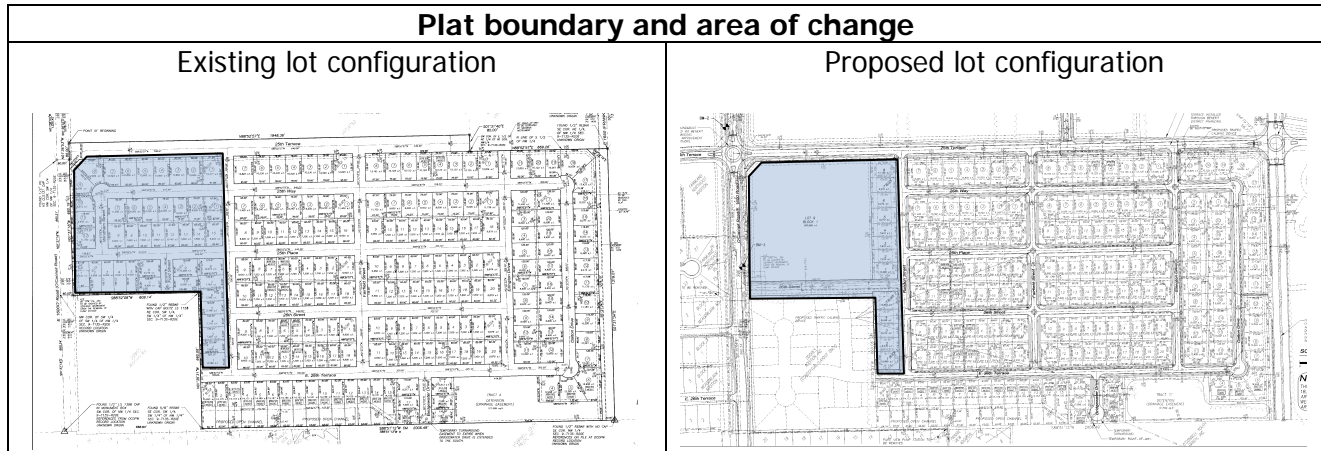
West of O’Connell Road and south of E. 25th Terrace: RM12D (Multi-Dwelling Residential) District and RS7 (Single-Dwelling Residential) District; existing homes.

To the South, east of O’Connell Road: County A (Agricultural District) and PRD – [Prairie View PRD] existing rural residences and existing townhomes. Also located south two youth facilities; Teen Challenge and O’Connell youth Ranch.

Gross Area:	119.896 acres (entire Preliminary Plat)		
	PP-06-16-05	PP-6-7-08	PP-4-5-11
ROW (ac)	24.813	24.813	22.32
Net area (ac)	95.083	95.083	97.566
total lots	245	236	235
tracts	3	3	3
	Total Lots per District		
RM12D	87	87	73
RS7	151	141	125
CC200	5	6	6
IL	1	1	2

STAFF REVIEW

The Preliminary Plat shows the creation of a large lot located on the southeast corner of E. 25th Terrace and O'Connell Road. Residential lots are realigned along the west side of Ralston Street. A new segment of E. 26th Street is proposed intersecting O'Connell Road along the south side of Lot 9, Block 1.



Zoning and Land Use

The focus of this report is related to the changes proposed south of E. 25th terrace. This application is accompanied by rezoning request Z-4-13-11 that revises the RM12D and RS7 district boundary southeast of the intersection of E. 25th Terrace and O'Connell Road. The area is currently undeveloped. The purpose of the rezoning and the Preliminary Plat are to create a single larger lot for a future church. The platted lots are intended to follow the amended zoning district boundaries.

Streets and Access

- This revised Preliminary Plat retains the existing grid street formation originally established for the area.
- O'Connell Road and E. 25th Terrace are designated collector streets. Subdivision design standards do not recommend direct access to collector streets.

The previous approval included a platted restriction that prohibited direct access from lots to the abutting collector streets. This request modifies that provision and allows for a possible access drive to E. 25th Terrace and to O'Connell Road from Lot 9, Block 1 of the Preliminary Plat potentially to accommodate the anticipated religious assembly use. The residential lots along E. 25th Terrace are prohibited from direct access.

The traffic study submitted for the Preliminary Plat addresses the basic requirements for the subdivision but does not analyze the impact of direct access from Lot 9, Block 1. A detailed review of access to O'Connell Road from Lot 9, Block 1 requires a specific traffic study based on the land use for the property. Approval of this Preliminary Plat accommodates a potential driveway access if justified through a traffic study in the future with the submission of a site plan.

Access for the large lot could be accommodated from any of the abutting streets (E. 25th Terrace, E. 26th Street, or O'Connell Road) depending upon a future site plan and traffic study for the development. This change, if approved, allows the option for possible driveway access to a collector street. Staff recommends a note be added to the face of the Preliminary Plat that indicates that direct access to O'Connell Road shall be subject to review and approval of a traffic study to be submitted in

the future. Removal of the access restriction does not guarantee a direct access to O'Connell Road in the future for Lot 9, Block 1 Fairfield Farms East Addition.

The plat also notes the intent for participation in future benefit districts for Franklin Road improvements and for intersection improvements for both O'Connell Road and Franklin Road with K-10 (General note 21 and 22). As part of a final plat the applicant will be required to execute the appropriate agreements to be recorded with the Final Plat in the future.

Utilities and Infrastructure

City water and sewer service has been extended though this area. Infrastructure planning previously completed anticipated development of this property. The revised Preliminary Plat includes the necessary interior easements to accommodate the revised lot pattern. As part of the Final Plat process, applicable Public Improvement Plans would be required to be submitted and approved for development prior to recording of the Final Plat.

Easements and Rights-of-way

This request includes both vacation of existing right-of-way and easements and the creation of new rights-of-way and easements generally in the area located east of Ralston Street.

Summary

The proposed plat complies with the design standards of the Subdivision Regulations. There appears to be an error in the site summary on page one of the drawings that indicate there are a total of 116 RS7 lots. The plan seems to show a total of 125 lots. Staff recommends the site summary be revised.

STAFF RECOMMENDATION

This Preliminary Plat conforms to the standards and requirements of the subdivision regulations and the land use plans for the area. Staff recommends approval of the Preliminary Plat.