



# ADMINISTRATIVE DETERMINATION & CERTIFICATION

## FINAL PLAT

Pump Station No. 35 Subdivision

March 30, 2012

**PF-3-2-12:** Final Plat for Pump Station No. 35 Subdivision, a one lot subdivision of approximately .34 acres, located east of intersection of N Michigan Street and Riverridge Road. Submitted by the City of Lawrence, property owner of record.

**ADMINISTRATIVE DETERMINATION:** The Planning Director approves the above-described Final Plat based upon the certification in the body of this report and subject to the following conditions:

- 1) Provision of certification that all taxes and special assessments due and payable have been paid.
- 2) Provision of a revised final plat with the following changes:
  - a) Revision of the mayor's signature blank to read 'Robert J Schumm'.
  - b) Addition of a note that the entire lot is zoned –FP (Floodplain Management Regulations Overlay District)
  - c) Endorsement added for the Planning Commission which reads: "Associated Preliminary Plat approved by Lawrence-Douglas County Planning Commission, Douglas County, Kansas" with a signature/date blank for the Chairperson Richard W Hird.
  - d) Revision of the surveyor's certification blank to include the wording: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys".
- 3) The City Stormwater Engineer shall coordinate with the County Public Works Director to determine what improvements will be made with the pump station project to improve the stormwater management on the pump station property and the property to the south, which lies outside the City limits.
- 4) The ordinances for the annexation and rezoning shall be published in the official county newspaper prior to the recording of the final plat with the Register of Deeds.

### KEY POINTS

- The property has recently been annexed into the City and rezoned to the OS-FP overlay district to accommodate the development of a City sanitary sewer pump station, a *minor utility*.

### SUBDIVISION CITATIONS TO CONSIDER

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

- Section 20-813 states that building permits will not be issued for unplatted property.
- Section 20-810 (b) requires all lots to have frontage on a public street with some exceptions The Planning Commission approved a variance from this requirement at their February 29, 2012 meeting.

### ASSOCIATED CASES

- PP-12-13-11: Pump Station No. 35 Subdivision Preliminary Plat, approved by the Planning Commission on February 29, 2012.
- Annexation request [A-12-6-11] for approximately .3 acres; Approved by City Commission on March 27, 2012. Adopted on second reading of ordinance on April 3, 2012.
- Rezoning request [Z-12-31-11] from A (Agricultural) to OS-FP (Open Space and Floodplain Management Regulations Overlay) District. Approved by City Commission on March 27, 2012. Adopted on second reading of ordinance on April 3, 2012.
- Special Use Permit [SUP-12-6-11] for the pump station. Approved by City Commission on March 27, 2012. Adopted on second reading of ordinance on April 3, 2012.
- Floodplain Development Permit [FP-12-16-11] for construction of pump station and site improvements.

## **OTHER ACTION REQUIRED**

- Placement of final plat on City Commission agenda for acceptance of dedications.
- Publication of annexation, rezoning, and special use ordinances.
- Administrative approval of floodplain development permit.
- Submittal of one paper copy of the revised plat for the file and one mylar copy which is notarized for and signed by the owners, engineer, surveyor and County Surveyor to be recorded at the Douglas County Register of Deeds.

## **PLANNING DIRECTOR CERTIFICATION (Section 20-812(b))**

The final plat conforms to the content requirements of Section 20-809(l) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-12-13-11) approved by the Planning Commission on February 29, 2012.

The Planning Director hereby approves the final plat and certifies that the final plat:

### **a) Conforms to the Preliminary Plat previously approved by the Planning Commission.**

The final plat conforms to the preliminary plat approved by the Planning Commission. The variance approved by the Planning Commission at their February 29, 2012 meeting from the requirement for platted lots to have frontage on public streets or roads is noted on the face of the plat.

### **b) Satisfies any conditions of approval imposed by the Planning Commission.**

The Planning Commission approved the preliminary plat on February 29, 2012 subject to the condition that the preliminary plat be revised with the changes noted in the staff report. A revised preliminary plat meeting these conditions was provided to the Planning Office. The final plat, as conditioned, is consistent with the preliminary plat and satisfies the conditions imposed by the Planning Commission.

### **c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(20(k)(a) through 9d).**

The final plat includes the same dedication of 30 ft of right-of-way accepted as shown on the approved preliminary plat. The plat will be placed on the City Commission's agenda for acceptance of dedication.

### **d) Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**

The property is owned by the City and is being platted to allow the Utilities Department to obtain a building permit for the expansion of a pump station, a minor utility. Adequate guarantee of improvements has been provided.

### **e) Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.**

With variance approved by the Planning Commission, the final plat is consistent with the requirements of the Subdivision Regulations.

## **STAFF REVIEW**

The subject property is located on a private County Road, N 1750 Road. Access is provided via a utility/access easement along the private road.

The subject property is being platted so that a building permit may be obtained for construction of a pump station at this location. Per Section 20-801(c), unplatted property is not eligible for a building permit. A nearby property owner raised concern with drainage from Sunchase Drive onto county property to the west and through the subject property throughout the review process of the preliminary plat. The City stormwater engineer indicated he would be willing to rock the drainage channel as part of the site improvements, but he is unable to make changes outside the City limits. The City Stormwater Engineer is coordinating with the County Public Works Director to determine the improvements that could be made to the stormwater management in the area. A condition of approval of the final plat is to coordinate with the County to determine what steps could be taken to address these issues. These improvements would be made with the pump station construction.

The plat, as conditioned, meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.