



PF-5-3-12: Final Plat for Oread West No. 16, a two lot non-residential subdivision located in the 1600 block of Research Park Drive, Submitted by Paul Werner Architects for Mabet#2, LC Alvamar Development Corporation, 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.

KEY POINTS

- Plat required as a pre-development step related to planned extended care facility.
- Preliminary Plat approved by the Planning Commission 5/21/12

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective January 10, 2012.
 - **Lot Width Variance.** At its May 21, 2012 meeting, Planning Commission granted a variance from the minimum lot width requirement.

ASSOCIATED CASES

- PP-2-2-12; Preliminary Plat
- SUP-2-1-12; Extended Care Facility
- Public improvement plans have been submitted and approved.

OTHER ACTION REQUIRED

- Recording of the final plat at the Douglas County Register of Deeds.

PLANNING DIRECTOR CERTIFICATION (Section 20-809(m))

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-2-2-12) approved by the Planning Commission, subject to the satisfaction of the conditions of approval. The Planning Director hereby approves the final plat and certifies that the final plat:

1. Conforms to the Preliminary Plat previously approved by the Planning Commission.

The final plat conforms to the approved preliminary plat.

2. Satisfies any conditions of approval imposed by the Planning Commission.

The Planning Commission approved the Preliminary Plat subject to provision of a revised drawing to include the date of the variance approval on the face of the preliminary plat and to include the deed book and page reference for the off-site sewer easement dedication south of Lot 1. These conditions have been completed.

3. Includes dedications to be accepted by the Governing Body, subject to only minor technical adjustments.

The final plat includes the same dedications as shown on the Preliminary Plat with adjustment to accommodate changes to the sanitary sewer per the approved public improvement plans and the extension of a 10' easement along the east side of Lot 2 as requested by Westar during the review of this Final Plat. These dedications require City Commission acceptance per Section 20-809 (n). There are no vacations or right-of-way dedications associated with this Final Plat.

4. Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.

Public Improvement Plans have been submitted and approved for this development. The recording of the Final Plat will establish the necessary easements that will contain the improvements. The public improvement associated with this project is a 200' extension of a sanitary sewer line. This extension is required for service to the buildings which cannot be occupied until this improvement is completed.

5. Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.

The Final Plat is consistent with requirements of the Subdivision Regulations.

STAFF REVIEW

This Final Plat includes two lots along the west side of Research Park Drive. The south lot is intended for development per SUP-2-1-12 for an extended care facility. There is no development request at this time for the north lot.