

Lawrence Recycle Center  
PF-12-00152

October 10, 2012

**PF-12-00152:** Final Plat for Lawrence Recycle Center, a one-lot industrial subdivision located at 1783 E. 1450 Road (also known as 1545 N. 3<sup>rd</sup> Street). Submitted by Landplan Engineering, for Advantage Metal Recycling, LLC, property owner of record.

<p><b>ADMINISTRATIVE DETERMINATION:</b> The Planning Director approves the above-described Final Plat based upon the certification in the body of this report and subject to the City Commission's acceptance of easements and rights-of-way.</p>
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#### **SUBDIVISION CITATIONS TO CONSIDER**

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective January 10, 2012.
- Section 20-813 states that building permits will not be issued for unplatted property.
- Section 20-809 (n) requires City Commission acceptance of easements and rights-of-way.

#### **ASSOCIATED CASES/ OTHER ACTION REQUIRED**

- A-5-2-12: annexation of 12.2 acres.
- Z-5-7-12: from I-2 (Light Industrial) County District to IG-FP (General Industrial - Floodplain Overlay) District.
- PP-5-4-12: preliminary plat for *Lawrence Recycle Addition* approved by Planning Commission on June 25, 2012.
  - Sidewalk Waiver. Planning Commission granted a waiver from the requirement to construct a public sidewalk along N. 3<sup>rd</sup> Street and along N. 1800 Road and required the applicant to execute an Agreement Not to Protest the Formation of a Benefit District to pay for sidewalk construction sidewalk at a later date.
  - Right-of-Way Variance. Planning Commission granted a variance from the requirement to dedicate additional right-of-way for North 3<sup>rd</sup> Street along the entire length of the subject property and instead allowed the dedication of an easement along the subject property.
- SUP-5-5-12: for the salvage/recycling operation.
- FP-5-6-12: local Floodplain Development Permit.

#### **OTHER ACTION REQUIRED**

- Submittal of a mylar for recording with the Register of Deeds Office.
- Agreement not to protest formation of a benefit district
- Provision of master street tree plan, copy of paid property tax receipt, and mylar for recording with the Register of Deeds Office.

#### **KEY POINTS**

- One lot plat intended for industrial development.
- Variances approved with plat.
- There are no public improvements associated with this project.

**PLANS AND STUDIES REQUIRED**

- *Traffic Study* – not applicable to this Plat.
- *Downstream Sanitary Sewer Analysis* – Refer to Special Use Permit for details.
- *Drainage Study* – Refer to Special Use Permit for details.
- *Retail Market Study* – Not applicable to Plat.

**PUBLIC COMMENT RECEIVED PRIOR TO PRINTING**

- Telephone call from area property owner inquiring about status of application.

<b>GENERAL INFORMATION</b>	
Current Zoning and Land Use:	IG-FP (General Industrial–Floodplain Overlay) District; vacant property previously used as a salvage and automotive related use.
Surrounding Zoning and Land Use:	<p>To the North: I-2 (Light Industrial) County District and A (Agricultural) District existing warehouse and exterior storage and agricultural field.</p> <p>To the Northeast: OS (Open Space); KDOT maintenance facility and storage.</p> <p>To the South: IG (General Industrial) City District; existing Storage facility.</p> <p>To the East: B-2 (General Business) County District, Tee Pee Junction. Also to the east RS10 (Single-Family Residential) District, "White School House".</p> <p>To the Southeast and East on the east side of US 40/59 (N. 3<sup>rd</sup> Street): CS (Commercial Strip) City District and IG (General Industrial) City District; office warehouse and industrial uses.</p> <p>To the West: I-2 (Light Industrial) County District and OS (Open Space) City District. Existing railroad tracks and Riverfront Park.</p>

**Applicant’s Reason for Request:** *Development requirement to plat.*

<b>SITE SUMMARY</b>	
Total Area:	12.290 acres
Right-of-way proposed:	.073 acres
Lot 1:	12.217 acres

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

The Final Plat conforms to the content requirements of Section 20-812(b) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-5-4-12) approved by the Planning Commission on June 25, 2012, 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 Plat previously approved by the Planning Commission.**

The Final Plat conforms to the approved plat. The following variances were approved with the Preliminary Plat.

- Per Section 20-810(e)(5) required 150' of right-of-way.
- Per Section 20-811 (c) construction of a 6' sidewalk along N. 3<sup>rd</sup> Street and a 5' sidewalk along N. 1800 Road.

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

The applicant provided a revised drawing compliant with all conditions established by the Planning Commission.

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

The Final Plat includes dedications of easements and rights-of-way along the perimeter of the lot. The City Commission will consider the acceptance of the easements on October 16, 2012.

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

The Planning Commission granted a waiver from the requirement to construct a sidewalk along North 3<sup>rd</sup> Street. There are no public improvements required for the development of this property.

**5. Is otherwise consistent with the requirements of the Subdivision Regulations for a Final Plat.**

The Final Plat is consistent with the applicable Subdivision Regulations.

**STAFF REVIEW**

This property is located along the west side of N. 3<sup>rd</sup> street. It has recently been annexed into the city and zoned for future industrial development.

This property is located along a principal arterial street known as Highway 40/59 (E 1450 Road or N. 3<sup>rd</sup> Street extended). The Final Plat is one of the required steps of the development process required prior to construction.

The subject property is located between the railroad corridor on the west and the highway on the east. The plat includes the dedication of 5' of additional right-of-way and 15' of pedestrian/utility easement along the southern two-thirds of the frontage along the highway. The Plat also shows 30' of right-of-way along the north property line (N1800 Road). Utility easements (10') around the remaining perimeter of the property are also being dedicated.

The property was recently annexed and zoned IG-FP. The property is intended for development of a salvage/recycling facility.

Access to this site is accommodated via existing driveways to Highway 40/59. Access to the north end of the property is also accommodated via an existing local street, N 1800 Road extended. However, use of this north portion of the property is not anticipated and direct access is not contemplated with this development request. The applicant has applied for and is due to receive entrance permits from Kansas Department of Transportation for this property. A main entrance in the central portion of the lot will accommodate traffic. A secondary access is provided at the south end of the property for emergency service access.

This project includes a master street tree plan that uses existing vegetation for a portion of the requirement along the north portion of the site. Vegetation removed to accommodate site improvements will be required to be replaced with minimum street trees as applicable to the site.

### **CONCLUSION**

The proposed plat complies with the preliminary plat and the planned development for the property.