



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Lincoln Subdivision

November 9, 2012

PF-12-00247: Final Plat for Lincoln Subdivision, an eight lot subdivision of approximately 3.7 acres, located in the 700 Block of Lincoln Street adjacent to Lyons Park. Submitted by Grob Engineering Services, LLC for Bluejacket Ford, LLC, 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. A Floodplain Development Permit must be approved prior to the recording of the Final Plat.
2. Public Improvement Plans must be approved and means of assurance of completion provided to the City prior to the recording of the Final Plat.
3. A revised Final Plat must be submitted with the following changes:
 - a. Addition of dimensions from the building envelope to the front and rear lot lines, and from the building envelopes on Lots 1 and 8 to the exterior side lot lines.
 - b. Addition of a note that indicates that the building envelope applies only to principal structures.

KEY POINT:

The property is heavily encumbered with regulatory floodplain.

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

- PP-12-00151; Preliminary Plat for Lincoln Subdivision. Approved by Planning Commission on October 22, 2012.
- B-12-00179 Variances from Floodplain Management Regulations to allow the placement of fill within the required setbacks and more than 20 ft from the structure. Approved by Board of Zoning Appeals on October 4, 2012.

OTHER ACTION REQUIRED

- City Commission acceptance of dedications of easements and rights-of-way.
- Submittal and approval of public improvement plans for sanitary sewer improvements and provision of means of assurance of completion submitted prior to the recording of the Final Plat.
- Submittal of one paper copy of the Final 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-12-00151) approved by the Planning Commission on October 22, 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 approved preliminary plat.

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

The Planning Commission approved the Preliminary Plat subject to the following conditions:

1. Provision of a revised plat with the following changes:
 - a. Correction of typographical error in Financing Note No 4.
 - b. Addition of Building Envelope (BE) to the legend.
 - c. Note the width of the new sidewalk as 5 ft.
2. Provision of a revised drainage study per City Stormwater Engineer's approval.
3. Per the variance approval, recording of the Final Plat is contingent upon approval of a Floodplain Development Permit.

A revised Preliminary Plat was provided following the Planning Commission meeting which met Conditions No. 1 and 2. Condition No. 3 remains a condition with the Final Plat.

The plat, as conditioned, satisfies conditions of approval imposed by the Planning Commission.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(k)(a) through (d).

The Final Plat contains the same dedications as the Preliminary Plat.

d) 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 are required for the sanitary sewer main extension along the front of the lots. These plans must be submitted to the City and approved, and means of guaranteeing completion of improvements provided to the City prior to recording of the Final Plat.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a Final Plat.

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

STAFF REVIEW

The property is being platted to create residential lots on the north side of Lincoln Street east of Lyons Park. This property is within the regulatory floodplain and variances from the Floodplain Management Regulations were approved by the Board of Zoning Appeals. The houses will be set back further from the street and the fill will slope more gradually back to the houses to allow adequate space for driveways to be built with an appropriate grade. Building envelopes are shown on the plat to insure the proper placement of the structures. Dimensions should be added to the plat to specify the location of the building envelopes and a note added specifying that the building envelopes apply only to the principal building.