

ITEM NO. 9 PRELIMINARY DEVELOPMENT PLAN FOR THE LINKS; 251 QUEENS RD (MKM)

PDP-12-00283: Consider a Preliminary Development Plan for The Links at Lawrence, a 630 unit multi-dwelling residential planned development with 9 hole golf course on approximately 81 acres located at 251 Queens Road and associated modification from the height limitation in the RM12 Base District. Submitted by Holloway Engineering, Surveying & Civil Design, PLLC., for Links at Lawrence, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. Kim Fugit, Lindsey Management Company, agreed with the staff report and was present for questioning.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Commissioner Blaser, seconded by Commissioner von Achen, to approve The Links at Lawrence Preliminary Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Agreements not to protest the formation of a benefit district must be executed by the applicant and provided to the Planning Office before recording of the Final Development Plan for the following:
 - a. Street and sidewalk improvements for Queens Road.
 - b. Street and sidewalk improvements for George Williams Way.
 - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
 - d. Intersection improvements, geometric and signalization, for Queens Road and W 6th Street.
 - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.
2. Provision of a revised Preliminary Development Plan with the following changes:
 - a. Remove General Note 1. The City Engineer approved the location of the driveway proposed on George Williams Way.
 - b. Show Utility Easements on the plan.
 - c. Make minor changes to utilities shown on the plan per City Utilities Engineer's approval.
 - d. Revise any reference on the plan to 'Wakarusa Drive' to 'Rock Chalk Drive'.
 - e. Addition of a note stating that prior to any construction activity the perimeter of the protected wooded areas adjacent to the construction activity will be fenced at the drip line and signage stating that any construction activity, grading, trenching or storage is prohibited within the fenced area will be erected.
 - f. Safety measures the City Traffic Engineer determines are necessary for the golf cart and pedestrian crossings shown across Rock Chalk Drive such as signage and pavement treatment shall be shown on the plan and implemented on site.
 - g. Note any approved modifications on the face of the plan.
 - h. Note the number of van accessible ADA parking spaces provided in the parking data on Sheet C1.00 and include dimensions for ADA spaces.
 - i. Label the remnant parcel created in the southwest corner of the intersection of the extension of Headwaters Drive and Rock Chalk Drive as Tract A.
 - j. Include a landscape summary on the Landscaping Plan (Sheet 6). This summary shall note the landscape requirements for the interior parking lots, perimeter parking lots, bufferyards, and street trees and note the landscaping provided on the plan.
 - k. Revise species listed on the landscape plans per the City Horticulture and Forestry Manager's recommendations.
 - l. Provide hydrants and other site improvements per Fire Code Official's recommendations.

- m. Provide a pedestrian access easement for the shared use path being provided from the south to the north border of the property.
- n. Remove General Note 27.
- o. Show the location of the bicycle parking on the plan.
- p. Show a fence along the north property line.
- q. Label that portion of the walkway/recreation path which connects to the north property line as *"To be constructed by property owner when development has been approved for property to the north or if a walkway/recreation path is otherwise constructed from the north. The location of the connection may be revised at that time if necessary to provide a suitable connection to the future development."*

Unanimously approved 9-0.