

# Memorandum

## City of Lawrence – Douglas County Planning & Development Services

**TO:** Lawrence-Douglas County Metropolitan Planning Commission

**FROM:** Mary Miller, Planner

**CC:** Scott McCullough, Director of Planning and Development Services  
Sheila Stogsdill, Assistant Director of Planning

**Date:** For January 30, 2013 meeting

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

The concerns raised in the public communication from Matthew Gough, representing Jack Graham, were brought to staff's attention on Friday. The applicant and the property owner discussed the items noted in the letter and The Links at Lawrence agreed to the following:

- 1) A fence shall be constructed along the north property line to prevent trespassing. Details of the fencing will be worked out with the neighbor and will be noted on the Final Development Plan.
- 2) The connecting leg of the walkway/recreation path (approximately 50 ft) providing access from the south to the north Links property line will not be connected to the north property line until development has been approved on the property to the north. (Figure 1) The location of the connection may be revised at that time if necessary to provide a suitable connection to the future development.

The third item raised in the communication was the agreement not to protest the formation of a benefit district for future street improvements to George Williams Way. This is currently a recommended condition of approval.



**Figure 1.** Walkway/rec path is marked in bold. The portion that is to be constructed at a later time is circled (approximately 50').

The fourth item regards effective stormwater management. The City Stormwater Engineer reviews the drainage plan and requires detention in conformance with the City's adopted

Stormwater Policy. We will keep the property owner to the north notified of studies and provisions related to stormwater drainage as the review of this project progresses.

**Action Requested:**

Revise the conditions of approval listed in the staff report as follows so the fence and walkway items are included (new language shown in **bold**):

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 6<sup>th</sup> 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.**

- g. 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."*