

**PLANNING COMMISSION REPORT
REGULAR AGENDA**

PC Staff Report
12/18/2013

**ITEM NO. 7 FINAL PLAT FOR LANGSTON HEIGHTS ADDITION; E SIDE OF K-10
HWY & S OF W 6TH ST, N & S OF CRYSTAL LN & PALISADES DR (SLD)**

PF-13-00084: Consider a Final Plat for Langston Heights Addition, an 88 lot subdivision that includes detached, duplex and multi-family residential lots. This Final Plat deviates from the approved preliminary plat. This application specifically subdivides the original Lot 1, Block 1 into 15 separate duplex lots. Section 20-809(m) of the Subdivision Regulations requires a Final Plat that varies from the approved Preliminary Plat to be placed on the Planning Commission agenda for consideration. The property is located along the east side of K-10 highway and south of W. 6th Street, north and south of Crystal Lane and Palisades Drive extended to the west. Submitted by Landplan Engineering, for Langston Heights, LC, property owner of record.

STAFF RECOMMENDATIONS:

Staff recommends approval of the Final Plat of the Langston Heights Addition including the removal of Note No. 17 of the original preliminary plat that stated: *"Building Permits for structures in Lot 1, block one will not be made available until such time that Renaissance Drive is constructed and completed south to Bob billings Parkway."*

Application History

The applicant submitted a final plat in March of this year consistent with the approved preliminary plat. This final plat was approved administratively pending the City Commission review of the easements and rights-of-way. On November 8, 2013, the applicant submitted a revised Final Plat that proposed the division of Lot 1 Block 1 into 15 lots for duplex development along with a request to remove the condition restricting development of Block 1 until Renaissance Drive is connected with Bob Billings Parkway to the south.

Final Plats are approved administratively except when the Final Plat does not comply with the approved Preliminary Plat. Section 20-809 (m)(4) states:

"If the Planning Director finds that the submitted Final Plat does not substantially comply with the approved Preliminary Plat, including any conditions incorporated in such approval, and the proposed Dedications shown on the Preliminary Plan, subject to Section 20-809 (2)(i)(a) through (d), the Planning Director shall place the Final Plat on the agenda of the next Planning Commission meeting following the notice provisions of Section 20-802 (d), for further consideration in accordance with the preliminary plat review and actions provisions of Section 20-809 (g)."

The final plat includes the same boundary as the approved preliminary plat. The substantive changes to this Final Plat occur in Block 1 only changing Block 1 from one lot to 15 lots. The remainder of the subdivision is not altered.

KEY POINTS

- The proposed Final Plat includes the same total area as the approved preliminary plat.
- The proposed Final Plat modifies only Lot 1 Block 1 to create 15 individual lots within the block.
- The proposed Final Plat does not modify any of the approved zoning district boundaries approved for this development.
- The preliminary plat was approved on December 10, 2012.
- Approval of the Preliminary Plat included the following restriction: *"Building Permits for Lot 1, Block 1 will not be made available until such time that Renaissance Drive is constructed and completed south to Bob Billings Parkway."* The applicant is requesting the removal of this restriction with this Final Plat.
- Zoning of the RM12 portion of the subdivision and specifically Lot 1 Block 1 is restricted to a maximum of 62 total units.
- The proposed development with duplex lots would include 30 total units in Block 1 if approved.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.
- Section 20-809; Major Subdivisions.

ASSOCIATED CASES

- Z-12-00229: 4.582 acres from UR (Urban Reserve) to RM12D (Multi-Dwelling Residential)
- Z-12-00231: 9.122 acres from UR (Urban Reserve) to RS7 (Single-Dwelling Residential)
- Z-12-00232: 9.980 acres from UR (Urban Reserve) to RM12 (Multi-Dwelling Residential)
- Z-13-00015: 3.88 acres from UR (Urban Reserve) to RS5 (Single-Dwelling Residential) as a lesser change from a portion of the proposed RM12D application.
- PP-12-00228: Langston Heights Preliminary Plat approved December 10, 2012.
- PF-13-00084: Langston Heights Final Plat administratively approved subject to one condition on April 9, 2013. Subsequent submittal of revised Final Plat on November 8, 2013.
- Future zoning application for Langston Commons RM12 to increase the zoning from RM12 to RM24.

OTHER ACTION REQUIRED

- Placement of final plat on City Commission agenda for acceptance of dedication of easements and rights-of-way.
- Submission and approval of public improvement plans.
- Recordation of the final plat with the Douglas County Register of Deeds.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Study provided and accepted.
- *Downstream Sanitary Sewer Analysis* - 1. The DSSA letter dated March 22, 2013 (uploaded to Innoprise March 27, 2013) provided by Landplan Engineering has been reviewed and is accepted for this project.
- *Drainage Study* – Study provided and accepted
- *Environmentally Sensitive Lands Study* – Study completed with preliminary plat (PP-12-00228) No additional study or evaluation is required.

ATTACHMENTS

- Applicant's letter summarizing changes
- Approved preliminary plat
- Final Plat submitted for Planning Commission consideration

PUBLIC COMMENT

- Calls from area residents requesting clarification about the project and requesting public comment on this project to address removal of the condition for development of Block 1.

Site Summary		
Langston Heights	Preliminary Plat	Proposed Final Plat
Gross Area:	27.564 acres	No change
Number of Existing Lots:	Unplatted tract of land	No change
Number of Proposed Lots:	74 lots	88
RS7	29 lots	29 lots
RS5	28 lots	28 Lots
RM12D	16 lots [32 units]	16 lots [32 units]
RM12	1 lot [62 units maximum]	15 Lots [30 units]
TOTAL	74	88

GENERAL INFORMATION

Current Zoning and Land Use:

Property includes the following zoning districts

1. TC (SLT/K10 Major Transportation Corridor Overlay) District;
2. RS7 (Single-Dwelling Residential) District;
3. RS5 (Single-Dwelling Residential) District;
4. RM12D (Multi-Dwelling Residential) District;
5. RM12 (Multi-Dwelling Residential) District with the restriction/condition that no more than 62 units shall be constructed in this district (Ordinance No. 8838).

Surrounding Zoning and Land Use:

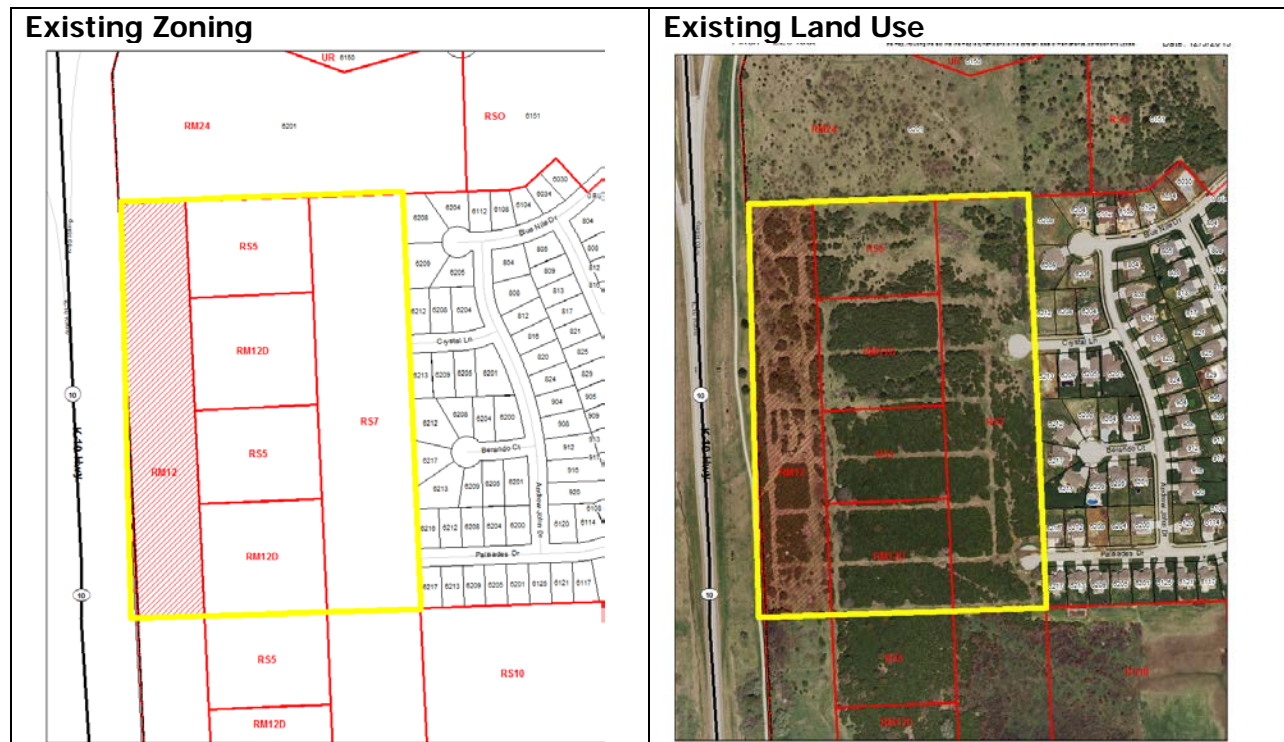
This property undeveloped at this time.

To the north: RM24 (Multi-Dwelling Residential) District; undeveloped land.

To the east: RS7 (Single-Dwelling Residential) District; developing residential subdivision with detached housing.

To the south: Proposed Langston Commons Subdivision including RS7 (Single-Dwelling Residential) District, RS5 (Single-dwelling Residential) District and RM12 (Multi-Dwelling Residential District.

To the west: A (Agricultural) County District; K-10 Highway.



STAFF REVIEW

The Planning Commission approved the Preliminary Plat in December 2012. The ultimate development includes mixed residential housing. The purpose of this request is to modify the approved Lot 1 Block 1 from a single 6.4-acre lot to 15 individual lots to accommodate duplex development. The plat also seeks to remove the condition restricting development until Renaissance Drive is complete.

Zoning and Land Use

Zoning and Land use were established for this subdivision as part of the discussion at the time of the Preliminary Plat. The RM12 portion of the development was restricted per the zoning ordinance to a maximum number of dwelling units for Lot 1, Block 1 of 62 units.

- The proposed request of 15 lots for duplex development or 30 total units.
- The density for the RM12 portion of the revised subdivision is 5.388 D.U./Acre.
- The previously approved subdivision included one lot plan with 62 total dwelling units.
- The density for the approved RM12 portion of the subdivision was 11.1 D.U./Acre.

The lots within block 1 are larger than the duplex lots in Blocks 3 and 4. The large setback area along the SLT provides buffering in the form of individual rear yards for these lots and results in generally deeper lots along the west side of Renaissance Drive. This intensity is less than the restricted zoning allows. There is no requirement to rezone the property. Duplex development is an allowed use in the RM12 District.

The property is undeveloped but encumbered by the SLT/K10 Highway corridor. The west portion of this property is encumbered by a Major Transportation Corridor Overlay District for the SLT/K10 Highway. The boundary of the SLT/K10 Overlay District extends 500 feet on either

side of the centerline of the right-of-way within the City of Lawrence. The overlay does not, at this time, extend into unincorporated areas. The standards include an extraordinary setback of 50' as shown on the Final Plat. Buildings and improvements are prohibited in this setback.

The applicant has met with staff regarding a plan to transfer some of this density to the RM12 area to the south adjacent to the commercial zoning in the Langston Commons Subdivision. Staff anticipates an application for rezoning the RM12 zoned area included in the Langston Commons Subdivision to RM24 in the near future.

Lot and Block Arrangement

This subdivision extends a modified grid street pattern west. Cul-de-sacs are used to orient detached housing and duplex housing lots back-to-back. Lot and block arrangement are not altered by the revised final plat with the exception of Block 1. Block 1 retains its structural arrangement within the subdivision but is proposed for 15 individual lots rather than 1 multi-dwelling lot.

Streets and Access

The proposed subdivision extends the local street network for the area west of a developing subdivision and along the east side of K-10 Highway. Stub street connections are provided to the north and south to undeveloped land for future connection to Ken Ridge Drive, to the north, and Bob Billings Parkway, to the south. As the adjacent properties are developed, additional street connections to the north and south will be made in this area. The proposed subdivision does not modify the right-of-way for the South Lawrence Trafficway.

In addition to the extension of the public street network, a parallel and coordinating pedestrian network of public sidewalks will be extended with this subdivision. The proposed development includes a connection between Lots 9 and 10, Block 1 from Renaissance Drive to the shared use path along the west side of the subdivision. This connection will provide neighborhood connectivity to the shared use path.



Traffic Calming: As part of the subdivision review process appropriate traffic calming along Renaissance Drive will be required for this residential development. Traffic Calming such as speed humps will be included and reviewed as part of the public improvement plans for this subdivision. A plat condition is not required since a separate set of plan reviews will be conducted for the public streets as a technical process. No additional right-of-way would be necessary to accommodate traffic calming within the subdivision.

Renaissance Drive Restriction: A condition of approval from the original preliminary plat that carried forward to the Final Plat is: *Development of Block 1 is prohibited until Renaissance Drive is connected to Bob Billings Parkway.* The applicant is requesting this restriction be removed. This condition evolved from the public testimony regarding the proposed development. The technical traffic study did not identify any additional street connections necessary to accommodate residential traffic from this proposed subdivision.

The expressed concern related to the building type and intensity associated with the development of Block 1. The original approvals anticipated multi-dwelling residential uses in the form of row housing. This revised application subdivides Block 1 into 15 distinct lots for duplex development. The maximum intensity (total number of dwelling units) allowed per lot is two based on the lot size and configuration. Approval of the subdivision in this format ensures the reduced density of development without the property being rezoned to RM12D.

This application reduces the housing options within the immediate area and includes only detached housing in the RS7 and RS5 portions of the subdivision and duplex development in the RM12D and RM12 portions. The building type is thus identical to the balance of the subdivision and surrounding areas east to George Williams Way.

The two expressed concerns have been mitigated by the change in the proposed Final Plat from one 5.388-acre lot to 15 .36 acres lots. Staff supports the applicant's request to remove the restriction that Renaissance Drive be constructed to Bob Billings Parkway prior to development of Block 1.

Utilities and Infrastructure

The applicant has been working with staff to assure that the utility easements proposed with this Final Plat are consistent with the proposed infrastructure improvements that have been submitted for City review in the Public Improvement Plans.

Specific issues discussed with staff include the placement of stormwater inlets, water and sanitary sewer lines, meters, valves, street trees and driveways. The applicant provided a revised preliminary plat as an exhibit to demonstrate that the proposed development complies with the infrastructure design requirements as stated in various sections of the City Code including the Subdivision Regulations.

Conclusion

This proposed subdivision deviates from the approved preliminary plat and specifically reduces the intensity of residential development within the overall area from the original approval.