



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Pump Station No. 10 Addition

February 21 2014

PF-14-00015: Consider a 1 lot Preliminary Plat for Pump Station No. 10 Addition, located at the northwest corner of 31st St & Louisiana St [3055 Louisiana Street]. Submitted by Bartlett & West, Inc. for the City of Lawrence, 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.

KEY POINT:

- The City is making several system wide infrastructure improvements. Those improvements also include this property. Site improvements for this property are being completed concurrently with abutting street improvements related to the South Lawrence Trafficway project.

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007 as amended Jan 10, 2012.

ASSOCIATED CASES

- PP-13-00447: Preliminary Plat approved by the Planning Commission on December 18, 2013.
- Z-13-00445: A (Agricultural), FW & FF (County-Floodway and Floodway Fringe Overlay) District to OS-FP (Open Space and Floodplain Overlay) District.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Submittal of final plat for administrative approval and recordation.
- City Commission acknowledgement of the final plat.
- Public improvements related to this property are being constructed as part of publically funded infrastructure projects.
- Submittal and approval of building plans prior to release of building permits for development.

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-13-00447) approved by the Planning Commission on December 18, 2013.

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 noted above.

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

The Planning Commission approved the Preliminary Plat. There were no conditions of approval related to the preliminary plat application.

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. This development is for City infrastructure and will be owned by the City. There are no proposed easements or dedications of right-of-way with this application. The final plat is being placed on the City Commission agenda to acknowledge the plat approval.

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

The property is owned by the City and is being platted to allow the Utilities Department to obtain a building permit for the construction of a pump station, a minor utility. Public improvements related to this property are being constructed as part of publically funded infrastructure projects.

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

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

STAFF REVIEW

The subject property is being platted so that a building permit may be obtained for construction of a sanitary sewer pump station at this location. Per Section 20-801(c), unplatted property is not eligible for a building permit.

ACCESS

Access is restricted along the south property line and the southern 223' along the east property line for this property. Access to the site is planned at the north end of the site. Additional review of this element will be included with the submission of a Special Use Permit for the property as the final design of the pump station is completed.

EASEMENTS AND RIGHTS-OF-WAY

Prior to final approval and recording the Final Plat with the Register of Deeds Office, the City Commission must consider the acceptance of easements and rights-of-way. However, with regard to this specific application there are no easements or rights-of-way proposed for dedication. The City will own the property therefore easements are not necessary. Right-of-way has previously been acquired as part of the South Lawrence Trafficway/31st Street project.

MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. The applicant has submitted a Master Street Tree Plan consistent with the requirements of the Subdivision Regulations.

SUMMARY

Approval of the Final Plat is required prior to issuance of building permits. The plat meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.