



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Wakarusa Wastewater Treatment Plant Addition

March 4, 2014

PF-14-00010: Final Plat for Wakarusa Wastewater Treatment Plant Addition, a 1 lot subdivision of approximately 537 acres, located at 4380 O'Connell Road. Submitted by Bartlett & West, 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 and subject to the following conditions:

1. Provision of a revised Final Plat with the following change:
 - a. Correction of note with leader line on Sheet 2 to reflect that N 1175 Road right-of-way is vacated with this plat from a point approximately 990 ft east of intersection with E 1600 Road, as shown on the plat.

KEY POINTS:

- The property is nearly completely encumbered with the Regulatory Floodplain. A Floodplain Development Permit will be required prior to any development activity.
- Development of more than 10 acres in the GPI District requires approval of a Special Use Permit as an Institutional Development Plan. The Institutional Development Plan is to be recorded with the Register of Deeds.

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

- A-04-02-07: Annexation approved by the City Commission with adoption of Ordinance No. 8181 at their October 9, 2007 meeting.
- Z-04-04-07: Rezoning from County-A (Agricultural) and V-C (Valley Channel) to GPI (General Public and Institutional Use) District and to the -FP (Floodplain Management Regulations) Overlay District. Approved by the City Commission with adoption of Ordinances No. 8182 at their October 9, 2007 and November 6, 2007 meetings.
- PP-04-04-07: *Preliminary Plat for Wakarusa Water Reclamation Facility Addition, approved by Planning Commission and dedications and vacations accepted by City Commission on October 2, 2007. File closed due to inactivity.*
- SUP-04-04-07: *Special Use Permit / Institutional Development Plan, approved by City Commission subject to conditions of approval on October 2, 2007. File closed due to inactivity.*
- PP-13-00444: Preliminary Plat for Wakarusa Wastewater Treatment Plant. Approved by the Planning Commission at their December 16, 2013 meeting.

OTHER ACTION REQUIRED

- Placement of final plat on the City Commission agenda for acceptance of dedications and vacations.
- Recording of Final Plat with the Douglas County Register of Deeds Office.
- City Commission approval of Institutional Development Plan/Special Use Permit for proposed Major Utility.

- Recording of Institutional Development Plan/Special Use Permit with the Register of Deeds.
- Application and release of Building Permit prior to development.
- Application and release of Floodplain Development Permit prior to development activity.

PLANNING DIRECTOR CERTIFICATION (Section 20-809(m))

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-13-00444) approved by the Planning Commission on December 16, 2013.

The Planning Director hereby approves the Final Plat and certifies that the Final Plat:

a) Is in substantial compliance with the Preliminary Plat approved by the Planning Commission.

The Final Plat is in substantial compliance with the approved Preliminary Plat with the exception of minor changes that have been made in the southwest corner of the property and at the intersection of N 1175 and E 1600 Roads. (Figure 1) The plat boundary in the southwest corner was shown on the preliminary plat as including one-half the vacated railroad right-of-way; however, it has been determined that the entire right-of-way was vacated to the City and that this property had not been included in the annexation or rezoning of the property. Therefore the vacated right-of-way was removed from the plat. It was also necessary to retain the right-of-way for N 1175 Road for approximately 990 ft east of the intersection with E 1600 Road to provide access in compliance with the City of Lawrence Fire Code. (Figures 2a and 2b)

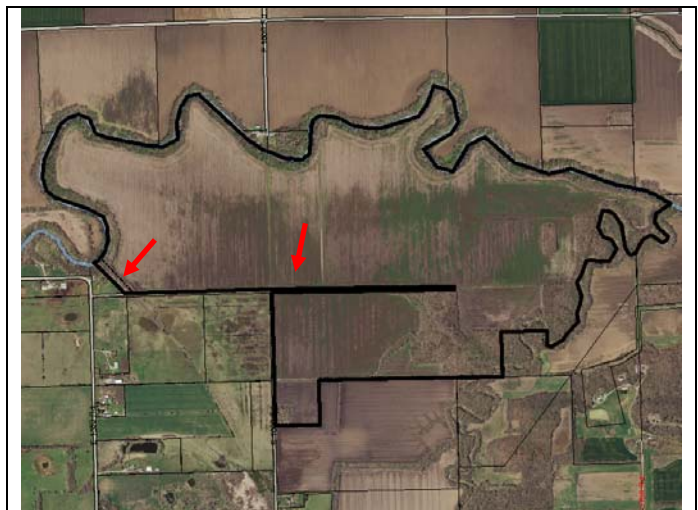


Figure 1. Location of changes from Preliminary Plat.

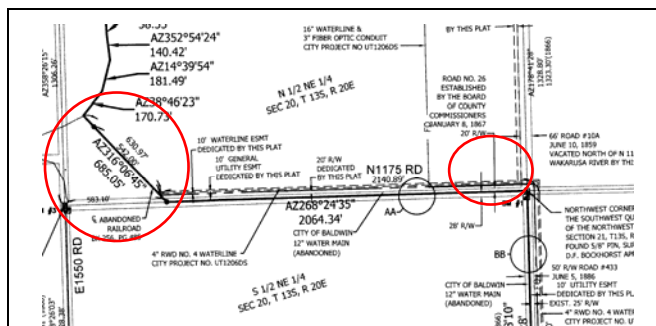


Figure 2a. Preliminary Plat detail with 1/2 the abandoned railroad right-of-way and right-of-way for N 1175 Road terminating at E 1600 Road.

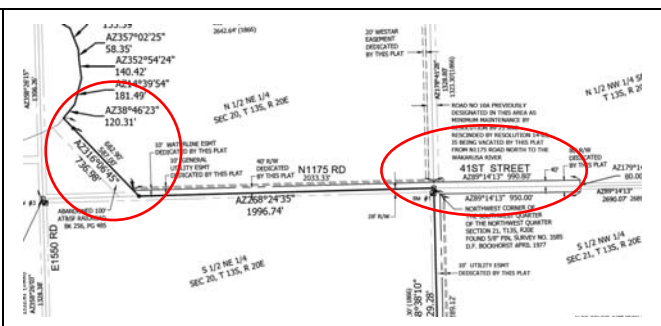


Figure 2b. Final Plat detail without the vacated railroad right-of-way and with the additional right-of-way for the extension of E 1175 (41st Street).

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

The Planning Commission approved the Preliminary Plat subject to conditions on December 16, 2013. Conditions which were placed on the Final Plat included: submittal and approval of Public Improvement Plans for the extension of utilities and the reversal of the Minimum Maintenance designation for N 1175 and E 1600 Roads prior to the recording of the final plat. The Minimum Maintenance Designation has been rescinded with County Commission adoption of Resolution No-14-03 at their January 22, 2014 meeting. The City Utilities Engineer indicated that Public Improvement Plans will not be necessary for the extension of utilities to this facility.

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 with the exception of a minor technical adjustment to include additional right-of-way for the portion of N 1175 Road which will be retained. These include road right-of-way for E 1600 and N 1175 Roads, and Utility Easements along the roadways. If any easements are needed for private utilities, these will be dedicated by separate instrument. The Preliminary Plat included the vacation of N 1175 Road east of E 1600 Road; however, N 1175 Road must extend into the city property for a distance of approximately 990 ft to provide a secondary access that is compliant with Fire Code. N 1175 Road is being vacated within the City property at a point approximately 990 ft east of the intersection with E 1600 Road.

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

The City of Lawrence will be installing all public improvements as part of the project.

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 property is being platted as one step in the development process for a City Wastewater Treatment Plant, a Major Utility. The plat contains one lot of approximately 537 acres for this use. The property is completely encumbered by the regulatory floodway and floodway fringe and is adjacent to the south banks of the Wakarusa River.

ACCESS

The property is accessed from the west by N 1175 Road and from the south by E 1600 Road. These roads were previously designated as 'Minimum Maintenance' but this designation has been reversed to accommodate this development. One-half of the required right-of-way for the adjacent roads was included in the plat as the City does not control the property on the other side of the roads.

EASEMENTS AND RIGHTS-OF-WAY

Forty foot of right-of-way is being dedicated for the adjacent road ways. N 1175 Road will be the secondary access and E 1600 Road will provide primary access to the site. While these are classified as local roads and require 70 ft of right-of-way, additional right-of-way is being dedicated to ensure space is available for the extension of waterlines in the right-of-way.

An easement provided for the RWD No 4 and Baldwin City water metering facility is shown in the southern portion of the site. Utility easements are being dedicated along the N 1175 and E 1600 Road right-of-ways to accommodate the extension of utilities through the area. Westar indicated that they would need to coordinate the location of their facilities and easements with the design of the plant. The actual location of additional utility easements will be determined when the project is designed and the easements will be dedicated by separate instrument and shown on the plans being submitted for development.

UTILITIES

A City water line extends through this area to the RWD No 4 and Baldwin City metering facility which was recently relocated from E 31st and Haskell area to the southern portion of the property due to changes being made with the construction of the South Lawrence Trafficway. The subject site does not currently have access to water infrastructure. City water lines do extend into the area to access the City of Baldwin City Main. There are several options for the extension of water service to the area, but the final determination will be made at the design/build phase of the project.

The subject site will provide sanitary sewer service for the City of Lawrence. Sanitary sewer mains are being planned through corridors to access the site. As much as possible, the lines are being placed in road rights-of-way and easements to minimize impact on area property owners and easements are being purchased where locating in the right-of-way is not feasible.

MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 ft of lot frontage. The property has 2132 feet of frontage along N 1175 Road which will require 54 street trees and 1994 feet along E 1600 Road which will require 50 trees. A total of 104 street trees are required and are listed in the Master Street Tree Plan.

CONCLUSION

The plat, as conditioned, meets the approval criteria listed in Section 20-809(I) of the Subdivision Regulations and is consistent with the approved Preliminary Plat, with the minor technical changes noted in this report.