



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

KMAH and Lawrence 27 Iowa Addition

April 9, 2014

PF-14-00091: Consider a 1 lot Final Plat for KMAH and Lawrence 27 Iowa Addition, located at the northeast corner of Iowa Street and W. 27th Street [2620 Iowa Street, 2626 Iowa Street, 2600 Redbud Lane, and 2032 W. 27th Street]. Submitted by Landplan Engineering for KMAF LLC and Lawrence 27 Iowa, LLC, property owners 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:

- Final Plat is required as a predevelopment action.
- Proposed Final Plat will consolidate four lots into one lot.
- Additional right-of-way proposed at the corner of Iowa and 27th Street with this final plat.

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-13-00187: Preliminary Plat approved by the Planning Commission on July 22, 2014.
- Z-9-24-11: RSO to CS; rezoning to consolidate the property to a single zoning district.
- SP-14-00025: Retail Building with multiple tenant spaces.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- City Commission acceptance of easements and rights-of-way.
- Submission and approval Public Improvement Plans.
- 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-13-00187) approved by the Planning Commission on July 22, 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 with a condition establishing public access easement across the property. The proposed final plat includes a 25' access/utility easement between Redbud Lane and S. Iowa Street.

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. Easements have been slightly modified from the preliminary plat to accommodate public improvements needed to serve this property and to relocate private utilities to the perimeter of the site.

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 being platted to facilitate redevelopment of the property for commercial uses and to obtain a building permit. The applicant will be required to provide a guarantee for the installation of public improvements prior to the final plat being recorded with the Register of Deeds Office in accordance with the Subdivision Regulations.

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 commercial redevelopment.

ACCESS

Access to the site will be retained from Iowa Street. Existing access to W. 27th Street will be removed and a second access to the property will be provided at the north end of Redbud Lane. These two access points will be connected with a new access and utility easement to provide necessary interior circulation to the site. An access easement is also provided to accommodate cross access with the property to the north.

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. A small area of right-of-way will be dedicated with this Final Plat for the Iowa Street and W. 27th Street Intersection. Existing interior easements will be vacated. New easements will be added to the periphery of the property to accommodate public and private infrastructure.

MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. The Street Tree Plan has been coordinated with the Site Plan for this property, a concurrent development application. 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.