



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Bauer Farm Sixth Plat

May 7, 2014

PF-14-00054 Consider a Final Plat for Bauer Farm Sixth Plat, located between Wakarusa Drive and Champion Lane and between Overland Drive and Bauer Farm Drive. Submitted by Treanor Architects for Free State Group LLC, 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 subject to the following condition:

1. Provision of 5' of utility easement along Overland Drive added to the existing 10' easement for a total of a 15' utility easement.

KEY POINT:

- This final plat will incorporate the remaining non-residential land that is not already platted West of Champion Lane and north of Bauer Farm Drive.
- This application is submitted concurrently with a revised preliminary development plan.
- Approval of the final plat is not contingent upon the approval of the zoning or the related development plans.

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

- Z-14-00057; amending the uses and retail square foot limitation of existing PCD
- **PF-14-00054; Final Plat Bauer Farm 6th Plat**
- PDP-14-00055; Revised Preliminary Development Plan PCD

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Planning Commission approved of the revised Preliminary Development Plan PDP-14-00055 as it relates to the preliminary plat requirements on 4/21/14. The City Commission approved the revised Preliminary Development Plan on 5/6/14
- City Commission acceptance of utility easements and vacation of drainage easement for the Final Plat.
- Submission and approval of Public Improvements Plans and the provision of a guarantee for completion related to this property prior to recording of the Final Plat with the Register of Deeds Office.
- Recording of the Final Plat with the Register of Deeds Office.

PLANNING DIRECTOR CERTIFICATION (Section 20-812(b))

The previous Preliminary Development Plan (PDP-12-04-10) included the area north of Overland Drive divided in to lot and block arrangements. These lots and blocks are revised with the more recent development plan (PDP-14-00055). The previous plan included 5 lots. This proposed Final Plat includes only 4 lots. Refer to Tables 1 and 2 at the end of this report for a lot summary. Figure 3 identifies the remaining unplatted land within the Bauer Farm PD. This Final Plat addresses only the commercial land with the PD.

The Final Plat conforms to the content requirements of Section 20-809(l) of the Subdivision Regulations and is consistent with the Preliminary Plat as included in the Preliminary Development Plan approval for this property (PDP-14-00055).

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 Preliminary Development Plan (PDP-14-00055) approved by the Planning Commission on April 31, 2014 and the City Commission on May 6, 2014. A Preliminary Development Plan also acts as a Preliminary Plat.

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

The Planning Commission approved the Preliminary Plat as part of the Revised Preliminary Development Plan. Approval of the Final Plat is contingent upon completion of any related conditions of approval.

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 Development Plan.

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

Public Improvement Plans will be required with this 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

This property is being platted so that a building permit may be obtained for retail/commercial development. Per Section 20-801(c), unplatted property is not eligible for a building permit.

ACCESS

Access is restricted along Wakarusa Drive, Overland Drive and Champion Lane except for designated access points.

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. New rights-of-way is not proposed for this Final Plat. Bauer Farm Drive east of Champion Lane will be considered as part of a future final plat. The site includes an internal access easement between Bauer Farm Drive and Overland Drive depicted in Figure 1. Additionally there are several utility and drainage easements applicable to this development.

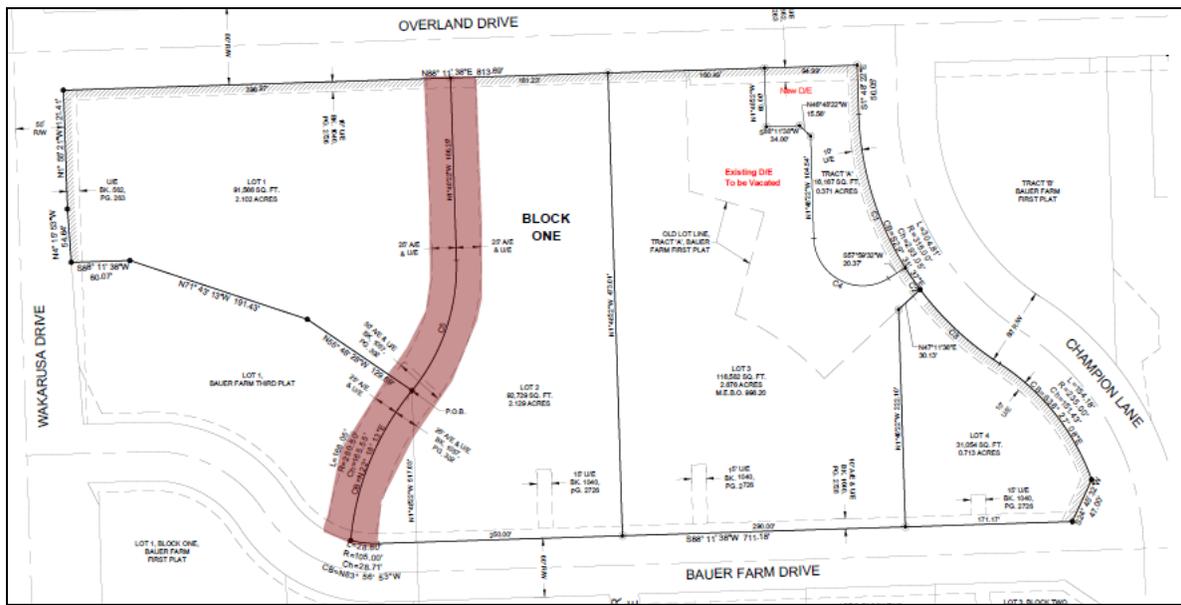


Figure 1: Interior Access

This Final Plat revises and reduces the size of the existing drainage easement (Tract A). The following image shows the proposed drainage as a portion of the existing boundary in light blue.

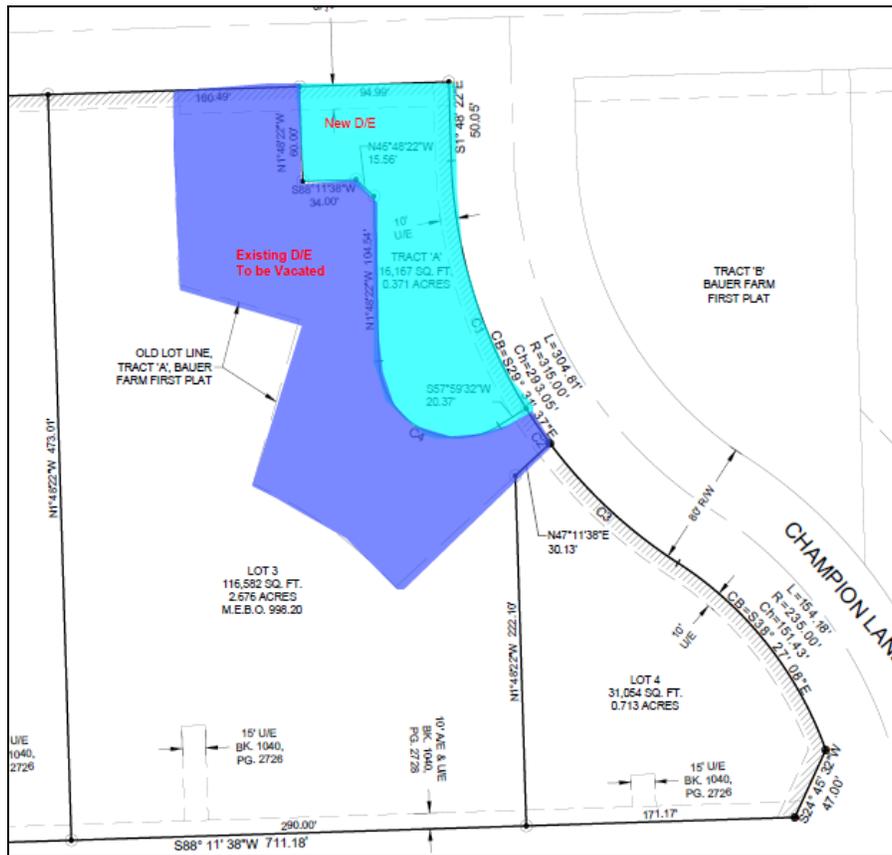


Figure 2: Revised Drainage Easement

City Staff noted the need for a 15' wide easement along the south side of Overland Drive for utility purposes. Staff recommends the approval of this Final Plat be subject to a condition to dedicate an additional 5' easement and revise the drawing to indicate a total 15' wide easement.

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

This application will result in the subdivision of the remaining commercial portion of the Bauer Farm PD. Specifically this part of the development is to be known as Bauer Farm Northwest. Area on the east side of the PD includes unplatted land for residential and office development. Approval of the Final Plat is required prior to issuance of building permits. The plat meets the approval criteria listed in Section 20-809(I) of the Subdivision Regulations and is approved subject to the condition listed above.

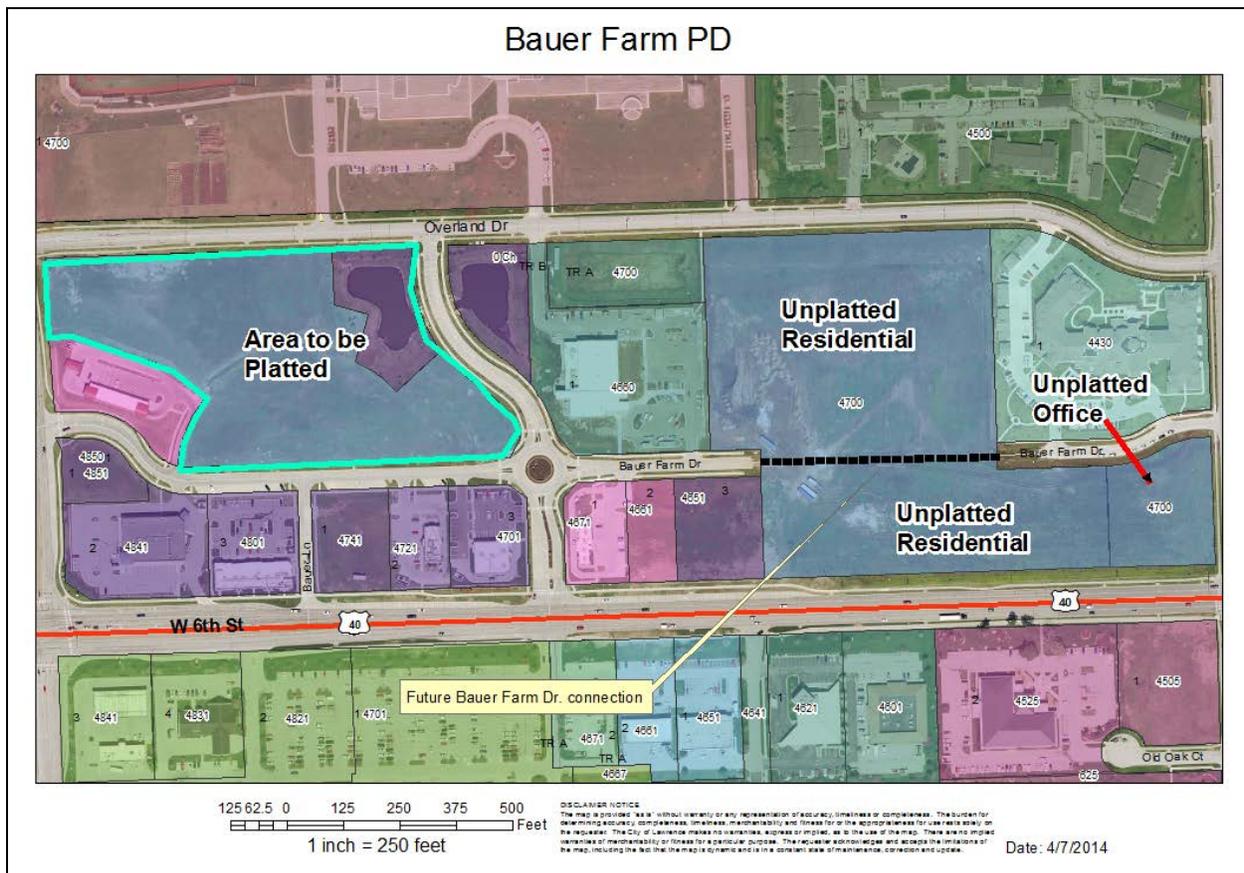


Figure 3: Unplatted Land in Bauer Farm PD

Previous Lot Arrangement Lot And Block Numbers Correspond To Preliminary Development Plan

Block 6, Lot 2	Residential 3-story	104,636
Block 6, Lot 1	Office	50,981
Block 6 Lot 4	Retail/Office/residential mix	53,359
Block 6 Lot 5	Retail/Office/residential Mix	53,359
Block 6 Lot 6	Retail	39,157

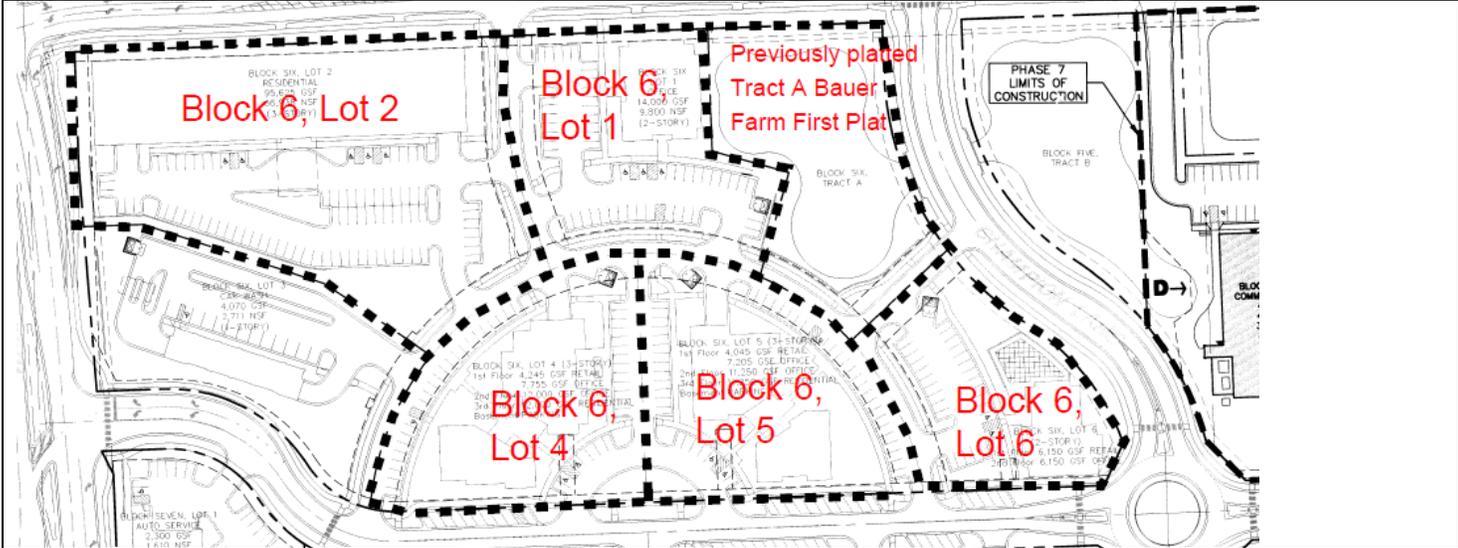


Table 1: Existing Subdivision Summary

Proposed Lot Arrangement Lot And Block Numbers Correspond To Preliminary Development Plan

Block 6, Lot 2	Hotel	91,570
Block 6, Lot 3	Retail	92,723
Block 6 Lot 4	Retail (grocery)	116,528
Block 6 Lot 5	Retail/Office Mix	31,055

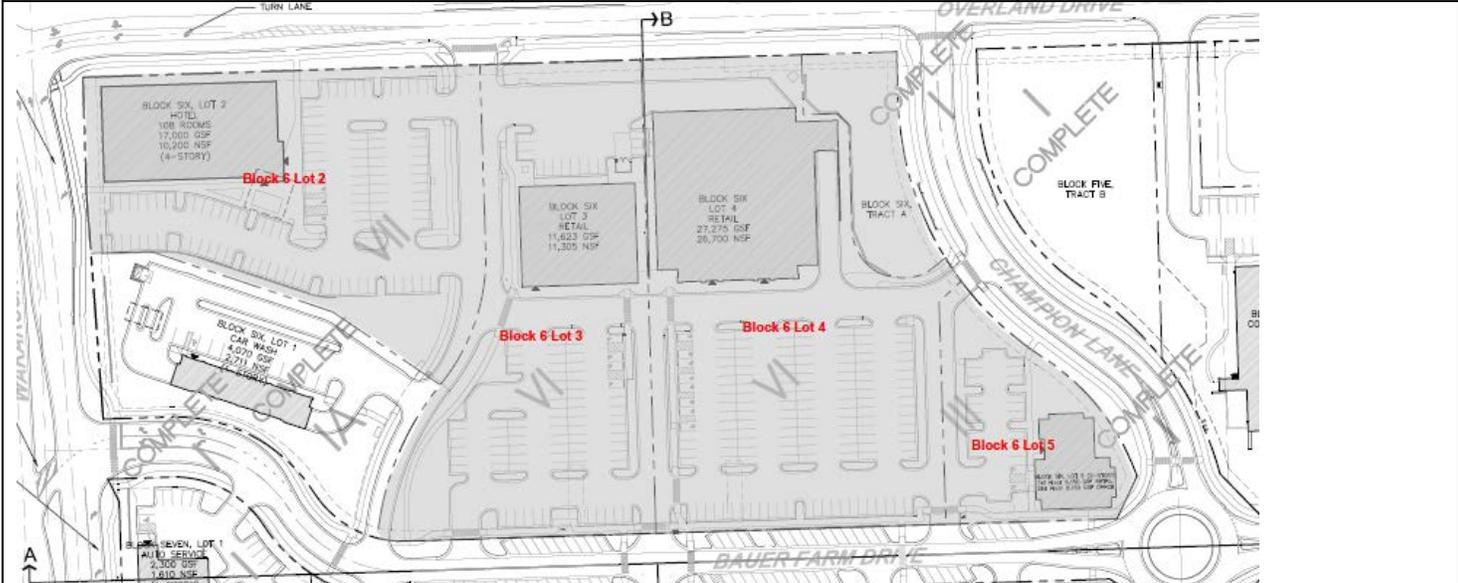


Table 2: Proposed Subdivision Summary