



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Bert Nash Addition

May 28, 2014

PF-14-00208: Consider a Final Plat for Bert Nash Addition, a 2 lot non-residential subdivision containing 13.578 acres located at 138 Alabama Street. Submitted by the City of Lawrence, for Bert Nash Community Mental Health Center Inc., 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:

- Final Plat is required as a predevelopment action.
- Proposed Lot 1 will be conveyed to the City of Lawrence as a future park property.
- Rights-of-Way and easements are proposed with this Final Plat.
- There are no public improvements associated with this project at this time.
- A recreation path along the north property line of Lot 1 has recently been constructed.

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-14-00133: Preliminary Plat approved by the Planning Commission on May 19, 2014.

OTHER ACTION REQUIRED

- City Commission acceptance of easements and rights-of-way.
- City Commission acceptance of vacation of right-of-way.
- 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-14-00133) approved by the Planning Commission on May 19, 2014.

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 without any 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 Plat.

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 the conveyance of Lot 1 to the City as a public park. Additionally, Lot 2 will be developed by Bert Nash as a future improvement. There are existing utilities that serve this property. There is no requirement for public improvement plans for this property at this time.

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 the north lot can be conveyed to the City as part of the public park inventory. Development of the south lot for Bert Nash is a future development application.

ACCESS

Access to Lot 1 is accommodated through the vacated Mississippi Street on the east and from Maine Street on the west. This property is predominantly a pedestrian destination and will provide a connecting link to a system wide trail network throughout Lawrence. Lot 2 abuts W. 2nd Street, a designated local street.

EASEMENTS AND RIGHTS-OF-WAY

A portion of the previously vacated right-of-way for W. 2nd Street will be dedicated with this final plat. 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.

MASTER STREET TREE PLAN

A Master Street Tree Plan consistent with the requirements of the Subdivision Regulations will be prepared by City Staff for this Final Plat.

SUMMARY

Approval of the Final Plat is required prior to issuance of building permits. This application will allow for the conveyance of property from Bert Nash to the City for parkland. The plat meets the approval criteria listed in Section 20-809(I) of the Subdivision Regulations and is approved.