



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Kellyn Addition

October 9, 2014

PF-14-00143: Consider a Final Plat for Kellyn Addition, an 87 lot residential subdivision containing 40.76 acres. Lots include 15.89 acres for multi-dwelling, RM12 zoning, and 21.54 acres of proposed, and 3.34 acres of proposed RS5 located on the northwest corner of Queens Road and Overland Drive. Submitted by Grob Engineering, for Prairie Rose Holdings LC, 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. Execution of an agreement with the property owner of The Links (the development directly north of Kellyn Addition) with regard to stormwater runoff quantity.

KEY POINT:

- Final Plat is required as a predevelopment action.
- Proposed Final Plat will establish a mix of residential lots.
- Rights-of-Way and easements are proposed with this Final Plat.
- Public Improvement plans are required for this project. Prior to recording the Final Plat the applicant will be required to provide a guarantee for construction of public improvements per section 20-811 (h).

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-13-00148: Preliminary Plat approved by the Planning Commission on June 24, 2013.
- Z-13-00149; 21.54 Acres UR to RS7
- Z-13-00165; 3.34 Acres UR to RS5
- Z-13-00166; 15.89 Acres UR to RM12
- PP-10-28-05: Stultzland Proposed detached and duplex development
Subdivision design anticipated extension of cul-de-sac street to the north.
 - ❖ 40.7 ac - Total
 - ❖ 11.15 ac – ROW
 - ❖ 2.0 ac – tract for detention
 - ❖ 142 lots
- Z-9-58-05 A to RM12D – expired 9/27/2007
- Z-9-59-05 A to RS7 – expired 9/27/2007
- PP-1-1-06: Loges
 - ❖ 40.7 ac – Total
 - ❖ 11.15 ac – ROW
 - ❖ 2.0 ac – tract for detention
 - ❖ 142 lots:
 - 19.52 AC RS-2 – 73 lots 73 Dwellings
 - 21.23 AC RM-D – 69 lots 138 Dwellings
 - Overall Density = 7.64 units per acre.
- PF-7-19-06: Loges Addition (never filed)

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-13-00148) approved by the Planning Commission on June 24, 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 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 new residential development. 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 residential building permits may be obtained.

ACCESS

Access to the site is accommodated from Overland Drive and Queens Road with internal streets extended into the development. Direct access for lots adjacent to Queens Road and Overland Drive will be prohibited. The exception to this will be the development of the RM12 lot that will require at least one access point to these street for adequate access and circulation. Final locations of the access driveway to serve the RM12 Lot will be determined with the submission of a site plan.

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. This final plat also includes new interior streets that will provide direct access to lots. The Final Plat includes 40' of new right-of-way for the west half of Queens Road. No additional right-of-way will be dedicated for Overland Drive with this Final Plat.

MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. Block 3, Lot 27 is zoned RM12. The Master Street Tree plan will be coordinated with a future site plan for this lot. The applicant has submitted a Master Street Tree Plan consistent with the requirements of the Subdivision Regulations. Minor revisions were noted during the review process regarding tree placement and utility conflicts. The Master Street Tree Plan has been revised to remove these conflicts. It was noted that per city code street trees must be separated from utility lines by 8'. Some field adjustment may be required as this subdivision is developed.

STORMWATER MANAGEMENT

This property includes a detention point in the northwest corner Tract A located in Block 1. Additional detention will be required for the RM12 lot (Lot 27, Block 3) as the property develops. The intent of this project is to convey the stormwater runoff north to the development for their use in a plan for ponds and open space. The applicant has been notified that appropriate easements and agreements are required for off-site improvements and stormwater runoff.

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.