



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

LCCC & Dwayne Peaslee Technical Training Center

November 25, 2014

PF-14-00190: Consider a two lot Final Plat of the Lawrence College Career Center & the Dwayne Peaslee Technical Training Center, located at the southeast corner of 29th St & Haskell Avenue [2900 & 2920 Haskell Avenue]. Submitted by Landplan Engineering for USD #497 and the EDC of Lawrence & Douglas County, 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:

- The property is a portion of Lot 1, King Industrial Park Subdivision, due to right-of-way acquisition for the relocation of Haskell Avenue and 31st Street related to the completion of K-10 highway.

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-14-00109: Preliminary Plat of LCCC and Peaslee Addition, a replat of a portion of Lot 1, King Industrial Park subdivision, approved by the Planning Commission on May 21, 2014.
- Z-14-00108: IL (Limited Industrial) District to GPI (General Public and Institutional Use) District, 11.66 acres; approved by the City Commission on June 17, 2014 (Ord. 8996 published June 27, 2014).
- SUP-14-00110: Special Use Permit for an Institutional Development Plan for the Lawrence College & Career Center located at 2900 & 2920 Haskell Ave (east of the proposed relocated Haskell Avenue); approved by the City Commission on June 17, 2014 (Ord. 8997 published June 27, 2014).

ASSOCIATED CASES/OTHER ACTION REQUIRED

- City Commission acceptance of easements.
- Submittal of a signed mylar copy of the Final Plat, an executed Master Street Tree Plan, and recording fees for filing the plat with the Douglas County Register of Deeds.
- Administrative review and approval of a site plan for improvements to the existing EDC building associated with the establishment of the Technical Training Center. This site plan will need to be approved prior to issuance of building permits for that project.
- Application and release of building permits prior to redevelopment on Lot 2.

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-14-00109) approved by the Planning Commission on May 21, 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. The preliminary plat was conditioned to include the cross access easement for Lot 2 across Lot 1. The preliminary plat was also conditioned to show the utility easement required for the existing sanitary sewer service line that crosses Lot 1 to serve the existing EDC building. The property owners filed a blanket mutual access easement and a shared maintenance agreement at the Register of Deeds in place of the original condition. The book & page reference for the recorded document is shown on the face of the plat. The Planning Director determined this alternative satisfies the preliminary plat conditions.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(i)(a) through (d).

The Final Plat contains the same dedications as the Preliminary Plat for utility easements along the common property line and new utility easements for the extension of sanitary sewer and water line improvements to serve the USD improvements. The final plat is being placed on the City Commission agenda for acceptance of those easements.

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

There are no public improvement plans related to street improvements for this project. The SLT project has already reconstructed Haskell Avenue. KDOT will also install sidewalks along Haskell adjacent to this property as part of the overall highway project improvements. The PIPs for the sanitary sewer and water line improvements were approved on June 30, 2014.

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 to provide separate lots for the two property owners and to reflect the right-of-way acquisition of a portion of King Industrial Park subdivision as a result of the South Lawrence Trafficway/K-10 improvements. Lot 1, owned by USD 497, is zoned GPI (General Public and Institutional Use) and contains 11.066 acres. Lot 2, owned by the EDC, is zoned IG (General Industrial) and contains 6.484 acres.

ACCESS

Access to both lots is provided along the north side of Lot 1 through a common cross access easement which is identified on the related SUP-14-00110 site plan. The remainder of the frontage is owned by the Kansas Secretary of Transportation. Access is restricted due to the surrounding grading and by the KDOT access management regulations.

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. As noted above, utility easements are provided for the sanitary sewer and water line extensions serving Lot 1. In addition, utility easements are provided along the common lot line between the two lots. Right-of-way has previously been acquired as part of the South Lawrence Trafficway/K-10 project.

In addition, the property owners have filed the blanket mutual access easement and shared maintenance agreement at the Register of Deeds office. The book & page reference for the filed document is provided on the face of the plat (Book 1115, Page 4477).

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

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.