



# ADMINISTRATIVE DETERMINATION & CERTIFICATION

## FINAL PLAT

Americare Addition No. 1

January 6, 2015

**PF-14-00373:** Final Plat for Americare Addition No. 1, a 2 lot subdivision of approximately 20.7 acres, located at 3901 Peterson. Submitted by CFS Engineers, for Lawrence I, 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 and subject to the following condition:

1. Public Improvement plans for utility main extensions and the construction of Spring Hill Drive must be approved and the means of assurance of completion provided per City approval prior to recording of the Final Plat.

### KEY POINT:

- The property is zoned RM12-PD (Multi-Dwelling Residential with Planned Development Overlay) District. A Preliminary Development Plan (PDP-13-00441), which serves as the Preliminary Plat, was approved by the City Commission at their January 7, 2014 meeting.

### 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-13-00440: Rezoning from RS10 (Single-Dwelling Residential) District to RM12-PD (Multi-Dwelling Residential with PD Overlay) District; approved by the City Commission with adoption of Ordinance No. 8950 on January 14, 2014.
- PDP-13-00441: Preliminary Development Plan for Assisted Living by Americare was approved by the City Commission on January 7, 2014 subject to conditions of approval. The conditions of approval have been met.
- FDP-14-00558: Final Development Plan for Assisted Living by Americare submitted for administrative review.

### OTHER ACTION REQUIRED

- Placement of Final Plat on the City Commission agenda for acceptance of dedications and vacations.
- Submittal and approval of Public Improvement Plans and provision of means of assurance of completion per City approval.
- Recording of Final Plat with the Douglas County Register of Deeds Office.
- Administrative approval of Final Development Plan.
- Recording of Final Development Plan with the Douglas County Register of Deeds Office.
- Application and release of Building Permit prior to development.

### 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 Development Plan (PDP-13-00441) approved by the City Commission on January 7, 2014.

The Planning Director hereby approves the Final Plat and certifies that the Final Plat:

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

The Planning Commission approved the Preliminary Development Plan subject to conditions on December 16, 2013. Most of the conditions were in regard to site elements unrelated to platting and have been met; the remainder were conditions that must be met with the Final Development Plan. None of the conditions imposed by the Planning Commission apply to the Final Plat.

**b) 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.

**c) 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 for utility main extensions and the construction of Spring Hill Drive must be approved and the means of assurance of completion provided per City approval prior to recording of the Final Plat.

**d) 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

Platting of the property is one step in the development process for Assisted Living by Americare, an *Assisted Living* use which includes an Independent Living component. The plat contains two lots and approximately 20.7 acres. Lot 1, containing 10.696 acres, will be developed at this time and Lot 2 will be a future phase of the project.

### ACCESS

The property is bounded by Peterson Road, a principal arterial, on the north and Monterey Way, a major collector, on the east. Two access points will be provided on Peterson Road and a portion of Spring Hill Drive will be constructed to provide access from Monterey Way. Spring Hill Drive will be extended with the future development of Lot 2 to connect with Spring Hill Drive which terminates at the boundary of the Spring Hill Subdivision No. 1 to the west. (Figure 1) This requirement is noted on the plat.

### EASEMENTS AND RIGHTS-OF-WAY

The Planning Commission approved a variance from the requirement to provide 150 ft of right-of-way for Principal Arterials to allow the right-of-way for Peterson Road to remain at 100



**Figure 1.** Plat overlaid on aerial photo showing right-of-way for future extension of Spring Hill Drive.

ft in this location. Monterey Way has the required 80 ft of right-of-way.

Sixty foot wide right-of-way for the partial extension of Spring Hill Drive from Monterey Way will be dedicated with this plat. The drive is to be constructed to street standards and will be the eastern portion of the extension of Spring Hill Drive when Lot 2 develops. The configuration of the future development of Lot 2 may affect the road alignment due to the challenging topography of the property; therefore, the full right-of-way was not required to be dedicated with this plat. The plat notes that the dedication of the remainder of the right-of-way for the extension of Spring Hill Drive through Lot 2 and the construction of the street will be required with the development of Lot 2.

There are several existing easements along Monterey Way for gas lines for Southern Star, Central Service, and Kansas Public Service. A 10 ft electric easement is adjacent to Peterson Road.

Lot 1 will be developed with 2 buildings for assisted living uses and several duplex and triplex units for independent living. Utility easements of various widths will be dedicated along the perimeter and throughout the interior of the site to accommodate the extension of utilities to serve the various structures that will be located on the lot. A drainage easement in the southeast corner of Lot 1 will provide stormwater detention.

A 20 ft drainage easement is located along the south side of Lot 2 and expands into an area approximately 141 ft wide in the southwest corner. A Tree Protection Easement is located within the drainage easement. The drainage easement is required for the stream which flows through this area and the Tree Protection Easement is for the protection of the mature stands of trees which line the stream corridor. Per Code, environmentally sensitive lands on residentially zoned property are to be placed within a tract or easement with the platting of the property and the ownership noted along with protection measures.

#### UTILITIES

The sanitary sewer main will be extended north on the east side of Monterey Way to a point where it crosses to serve this property. Water lines are available in the area and they are being extended throughout the development.

#### MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 ft of lot frontage. The property has 588.36 ft of frontage along Peterson Road which will require 15 street trees; and 1230.9 ft along Monterey Way which will require 31 trees; and 381.2 ft of frontage on the north side of Spring Hill Drive and 350.08 ft on the south side which will require a total of 19 trees. A total of 65 street trees are required and are listed in the Master Street Tree Plan.

#### CONCLUSION

The plat, as conditioned, meets the approval criteria listed in Section 20-809(I) of the Subdivision Regulations and is consistent with the approved Preliminary Development Plan, with the minor technical changes noted in this report.