

Here Addition
PF-14-00441

January 13, 2015

PF-14-00441: Final Plat for Here Addition, a one-lot residential subdivision located at 1101 and 1115 Indiana Street. Submitted by Landplan Engineering, for Here Lawrence Property Owner 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.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective January 10, 2012.
- Right-of-Way Variance. At its June 23, 2014 meeting, Planning Commission granted a variance from the requirement to dedicate additional right-of-way for 11th Street.

ASSOCIATED CASES/ OTHER ACTION REQUIRED

- PDP-14-00183: 1101 and 1115 Indiana Street mixed use multi-story building.
- Z-14-00170: RM32 and MU-PD to MU PD (1101 and 1115 Indiana Street).
- PDP-13-00518: 1101 Indiana Street withdrawn
- Z-13-00516: RM32 to MU-PD (1101 Indiana Street only).

OTHER ACTION REQUIRED

- Recording of Final Development Plan and Final Plat with the Douglas County Register of Deeds.
- Approval of public improvement plans.
- Per the City's Development and License Agreement with the applicant, a guarantee for public improvements is not required.
- Building permits must be obtained prior to construction of structures.

KEY POINTS

- One lot plat intended for mixed-use residential and commercial development.
- Project includes public improvements on both sides of Indiana and Mississippi Streets.
- The applicant has submitted Public Improvement Plans to the City for review.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Refer to Preliminary Development Plan.
- *Downstream Sanitary Sewer Analysis* – Refer to Preliminary Development Plan.
- *Drainage Study* – Refer to Preliminary Development Plan.
- *Retail Market Study* – Not applicable to Preliminary Plat.

ATTACHMENTS

- Final Plat

PUBLIC COMMENT RECEIVED PRIOR TO PRINTING

- None

GENERAL INFORMATION	
Current Zoning and Land Use:	MU-PD (Mixed Use Planned Development Overlay); existing apartment complex with multiple buildings and surface parking – 1101 Indiana Street and existing detached residence at 1115 Indiana Street.
Surrounding Zoning and Land Use:	<p>To the North: RM32-PD [Varsity House] (Multi-Dwelling Residential and Planned Development Overlay) District; existing multi-dwelling. Also to the North RM32 (Multi-Dwelling Residential) District; existing 9-unit apartment building (SP-3-11-91).</p> <p>To the West: U-KU (University of Kansas) main campus including practice fields, stadium, and surface parking lot.</p> <p>To the South: RM32 (Multi-Dwelling Residential) District; existing mixed residential uses.</p> <p>To the East: RMG (Multi-Dwelling Greek Housing Residential) District; existing residential uses. RM32 (Multi-Dwelling Residential) District; existing mixed residential uses and PD – [The Oread PCD] Planned Commercial District; existing mixed-use commercial, hotel and residential use.</p>

PLANNING DIRECTOR CERTIFICATION (Section 20-809 (I))

The final plat conforms to the content requirements of Section 20-809 (I) of the Subdivision Regulations and is consistent with the Preliminary Plat which was part of the Preliminary Development Plan (PDP-14-00183) approved by the Planning Commission, subject to the satisfaction of the conditions of approval. The Planning Director hereby approves the final plat and certifies that the final plat:

1. Conforms to the Preliminary Plat previously approved by the Planning Commission.

The final plat conforms to the approved Preliminary Plat/Preliminary Development Plan.

2. Satisfies any conditions of approval imposed by the Planning Commission.

The Planning Commission approved the Preliminary Plat/Preliminary Development Plan subject to conditions. These conditions did not impact or address requirements of the subdivision regulations and were specifically related to Development Plan requirements.

3. Includes the same dedications to be accepted by the Governing Body, subject to only minor technical adjustments.

The Final Plat includes the same dedications shown on the Preliminary Plat/Preliminary Development Plan.

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

The applicant will not be required to provide a guarantee for the completion of public improvements associated with this project. The developer executed a development agreement with the City that provides the required guarantees.

5. Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.

The Final Plat is consistent with all final plat requirements of the Subdivision Regulations.

STAFF REVIEW

Project Summary:

This request is for the creation a single platted lot as a development activity. The property is adjacent to Mississippi Street on the west, 11th Street on the north and Indiana Street on the east. A Final Development Plan was submitted concurrently with this application (FDP-14-00446). Public Improvement Plans have also been submitted to City Staff for this project and are being processed.

Zoning and Land Use

The property is zoned MU-PD (Mixed Use Planned Development Overlay) and intended for a mixed use residential development with ground floor retail uses. The property at 1101 Indiana has previously been used for multi-dwelling residential use. The development site includes a property located at 1115 Indiana Street that is currently used as a detached residence. Existing improvements will be demolished to facilitate redevelopment of this new lot.

Streets and Access

No additional right-of-way is being dedicated with this Final Plat. The Preliminary Plat/ Preliminary Development Plan included a waiver to allow the reduced right-of-way for 11th Street to remain as developed. The site is being developed with vehicular access oriented to Mississippi Street. Current access to 11th Street will be removed with the development of this property.

Utilities and Infrastructure

Utilities currently serve this development. The proposed redevelopment of the site includes the relocation of some facilities.

STAFF RECOMMENDATION

This Final Plat conforms to the standards and requirements of the Subdivision Regulations. This Final Plat also conforms to the land use plans for the area. Staff recommends approval of the Final Plat.