



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Westwood Hills 8th Plat, PF-15-00279

09/08/2015

PF-15-00279: Final Plat for Westwood Hills, 8th Plat a residential subdivision located northwest of Wakarusa Drive between Queens Road and Folks Road, Submitted by BG Consultants, Inc., for Wedman Construction, 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 POINTS

- The property is zoned RS10 (Single-Dwelling Residential) District. A Preliminary Plat (PP-08-31-00) was approved by the Planning Commission in November 2000.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.

ASSOCIATED CASES

- PP-05-16-00: Preliminary Plat for Westwood Hills.
- PP-08-31-00: Revised Preliminary Plat for Westwood Hills.

OTHER ACTION REQUIRED

- Approval of and guarantee of infrastructure improvements.
- Acknowledgement of dedications of easements by the City Commission, scheduled to be heard on September 22, 2015.
- Recording of the final plat at the Douglas County Register of Deeds.

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

The final plat conforms to the content requirements of Section 20-809 of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-08-31-00) approved by the Planning Commission. 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. The following variances were approved with the Preliminary Plat:

- A 50' Right-of-Way for temporary turnaround at the north end of Dole Drive is being dedicated with this final plat. Construction of a temporary "bulb" shall be constructed as directed by Public Works Department. When improvements to N 1700 Road occur the Temporary Right-of-Way shall be vacated and assume the permanent width of 60'.

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

The Planning Commission approved the Preliminary Plat subject to conditions on September 27, 2000. The conditions involved revising the preliminary plat to include access for the properties to the northeast of the parcel onto Dole Drive, note the zoning restriction to prohibit development other than residential on the northern portion of the parcel, provide a temporary Right-of-Way at the north end of Dole Drive, prohibit fences in pedestrian or drainage easements and a provide



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Provision of Agreements Not to Protest the formation of benefit districts for street and sidewalk improvements for Wakarusa Drive, Queen's Road and n. 1700 Road and sanitary sewer improvements. These conditions are being implemented through plat notes and other documents with this plat.

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

The Final Plat contains the same dedications as the Preliminary Plat with the addition of several additional utility easements in conformance with the approved Public Improvement Plans. Acknowledgement of dedications as shown on the final plat is scheduled to be heard by the governing body and is an action required for approval.

4. Satisfies any conditions of acceptance of dedications imposed by the Governing Body.

No conditions of acceptance of dedications were imposed by the Planning Commission.

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

Some infrastructure serving this property already exists. Additional infrastructure is being provided per the approved Public Improvement Plans. Guarantee of improvements is in process and required prior to recording the plat.

6. 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

This request is for a Final Plat for Westwood Hills 8th Plat. A Preliminary Plat was approved by the Planning Commission on September 27, 2000. The preliminary plat was approved with 20 lots. This final plat proposes the same number of lots with minor changes in the lot configuration and corresponding utility easement layout with respect to the approved Public Improvement Plans.

Access

The subject property is located on the northeast corner of Dole Drive and abuts Peterson Road. Primary access to the property will be taken from Dole Dr. A fire access gate will be located at the north end of Dole Drive where it abuts Peterson Road. A temporary cul-de-sac is proposed at the end of Dole Drive until such time that Peterson Road is improved at which time secondary access will be available from Peterson Road.

The extension of Dole Drive is a collector street and Chesbro Court is a local street. Sidewalks are to be installed on the entirety of both sides of streets per Land Development Code section 20-811(c).

Easements and Rights-of-Way

The easements as proposed are the same as the approved preliminary plat with some additional utility easements between lots in conformance with the approved Public Improvement Plans. There are also some minor location adjustments due to a modification in lot layout. The City Commission is scheduled to hear the dedication of easements and rights-of-way on September 22, 2015. Right-of-Way on what is



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currently referred to as N. 1700 Road will be dedicated and the corresponding name change to Peterson Road will occur with this plat.

Master Street Tree Plan

The standards of Section 20-811(g) are met with the Master Street Tree Plan. Street trees will be added along all streets as lots are developed per city policy.

Summary

Approval of the Final Plat is required prior to development activity, in order to comply with City development requirements. The plat meets the approval criteria listed in Section 20-809(m) of the Subdivision Regulations and is approved.