



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Westwood Hills 9th Plat

January 22, 2016

PF-15-00614: Final Plat for Westwood Hills 9th Plat, located at 1041 N 1700 Rd. The residential subdivision contains approximately 3 acres and proposes 6 single-dwelling lots along the east side of Dole Drive (extended). Submitted by BG Consultants Inc. on behalf of 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 without conditions.

KEY POINTS:

- The proposed Final Plat is consistent with the approved Preliminary Plat.
- Platting is required prior to development.
- The City Commission is scheduled to consider acceptance of easement and right-of-way on February 02, 2016.

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-15-00524 Rezoning; A (County Agriculture) to RS10 (Single-Dwelling Residential) District; Completed.

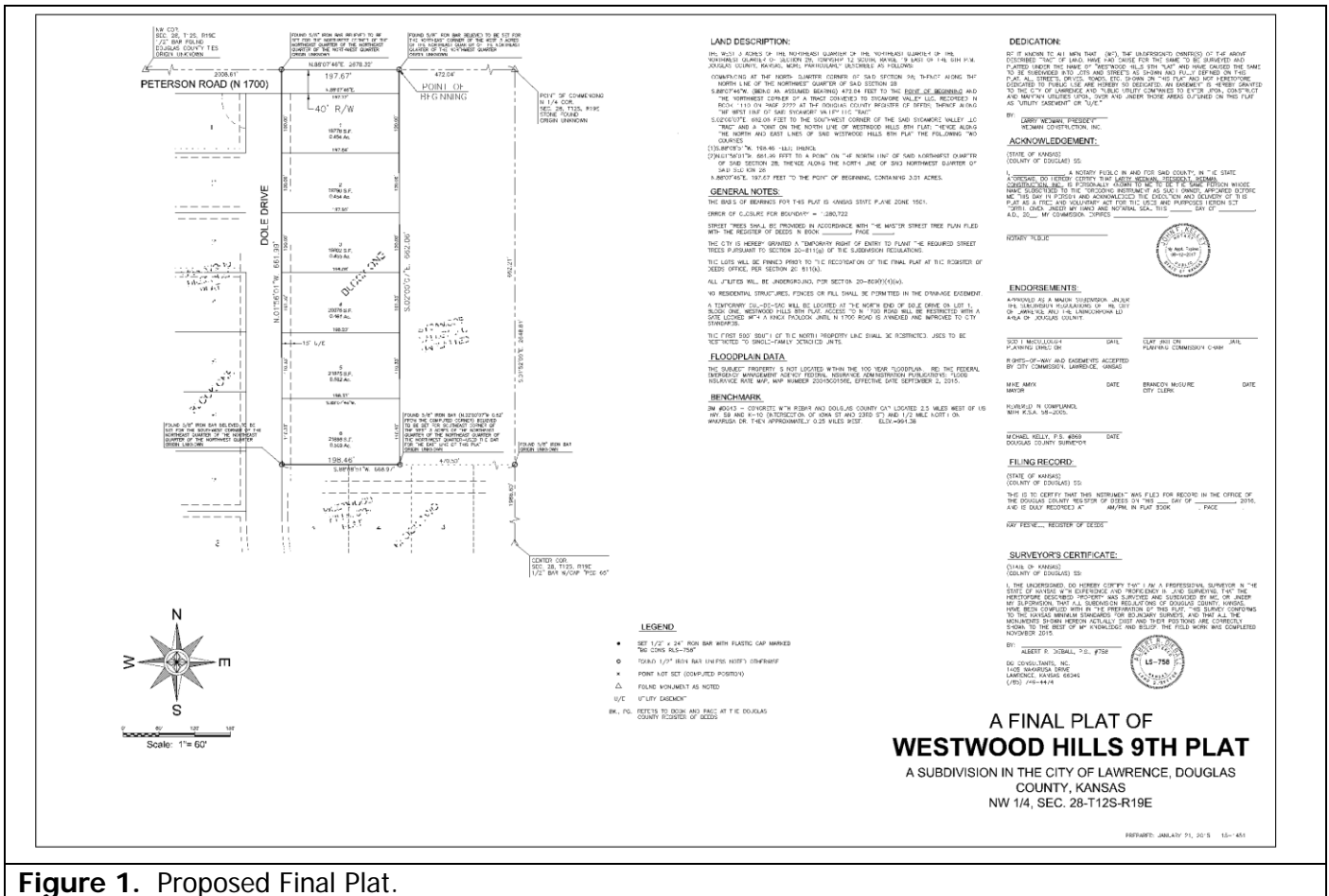
A-15-00525 Annexation; Completed

PP-15-00527 Preliminary Plat; Westwood Hills 9th Plat; Approved

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of easement and right-of-way as shown on the final plat.
- Recordation of final plat at the Douglas County Register of Deeds.
- Building Permits must be obtained prior to construction activity.

Site Summary	
Gross Area:	130,773 sq. ft.
Additional Right-of-Way:	7,906 sq. ft. – along N. 1700 Rd.
Number of Proposed Lots:	6 [residential]
Minimum residential lot size:	19,778 sq. ft.
Maximum residential lot size:	21,896 sq. ft.
Average residential lot size:	20,536 sq. ft.



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-15-00527) approved by the Planning Commission.

The Planning Director hereby approves the final plat and certifies that the final plat:

- (i). **Conforms to the Preliminary Plat previously approved by the Planning Commission.**
The final plat conforms to the approved preliminary plat.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the preliminary plat with the following condition:
1. *Completion of Annexation and Rezoning via City Commission approval.*
The annexation and rezoning were approved by the City Commission and have been completed.
- (iii). **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 includes the same dedications as shown on the Preliminary Plat.
- (iv). **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 have been provided and approved for the development of this property. The applicant will be required to provide a guarantee for the construction of the public improvements.

(v). 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

Compliance with preliminary plat

The final plat conforms to the Preliminary Plat [PP-15-00527].

Street and Access

The subject property is located along the east side of Dole Drive at the intersection of Dole Drive and N. 1700 Road. N. 1700 Road will not be improved until such time as it is fully annexed into the city limits. The proposed lots will take access from Dole Drive. Public Improvement Plans for Dole Drive have already been approved with the previous plat; Westwood Hills 8th Plat. Lots along the west side of Dole Drive were platted at that time. This plat will subdivide the lots along the east side of Dole Drive. The new lots will not take access from N. 1700 Road. A gate will be installed at the intersection for emergency access only. The access is consistent with the approved Preliminary Plat.

An extension of sidewalk will be constructed on the east side of Dole Drive. The provision of sidewalk on the west side of Dole Drive has already been addressed as part of the approved Final Plat for Westwood Hills 8th Plat. The extension of sidewalk on the east side of Dole Drive with this Final Plat will meet the requirement for sidewalks on both sides of the street per Land Development Code section 20-811(c).

Easements and Rights-of-way

Easements and rights-of-way are being dedicated as shown on the Preliminary Plat to include 40 ft. of public right-of-way adjacent to N. 1700 Rd. along Lot 1 and a utility easement along the east side of Dole Dr. to serve the proposed lots.

Utilities and Infrastructure

The utilities and infrastructure being provided with the final plat coincide with those proposed on the Preliminary Plat.

Public Improvements

Public Improvement Plans for these improvements have been submitted and approved. The means of assurance of completion of improvements (letter of credit, funds in escrow, etc.) must be provided prior to the recording of the final plat with the Register of Deeds.

Master Street Tree Plan

The Master Street Tree Plan and graphic includes the required number of trees along all existing and proposed streets.

CONCLUSION

This final plat is consistent with the planned development of the property.