



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Links at Kansas 1st Addition

March 28, 2016

PF-15-00239: Final Plat for The Links at Kansas, 1st Addition, a 2 lot residential subdivision containing approximately 51.96 acres, located at 251 Queens Road. Submitted by Blew & Associates, PA, for Links at Kansas and Links at Kansas Phase II, 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 subject to the following condition:

1. The applicant shall provide the following executed Agreements Not to Protest the Formation of Benefit Districts to the Planning Office for recording prior to the recording of the Final Plat:
 - a. Street and sidewalk improvements for Queens Road.
 - b. Street and sidewalk improvements for George Williams Way.
 - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
 - d. Intersection improvements, geometric and signalization, for Queens Road and W 6th Street.
 - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.
2. The applicant shall provide a revised Master Street Tree Plan per Planning Office approval prior to the recording of the Final Plat.
3. Provision of a revised Final Plat with minor adjustments to the easements, if necessary, to match the approved Public Improvement Plans.

KEY POINTS:

- The subject property is zoned RM12-PD (Multi-Dwelling Residential with a Planned Development Overlay) District. A Preliminary Development Plan, which also serves as the Preliminary Plat, was approved by the City Commission at their August 26, 2014 meeting.
- The project will be developed in two phases. This plat is for the first phase which includes the dedication of right-of-way for George Williams Way along the west side of the property, the dedication of right-of-way for the extension of Rock Chalk Drive from Queens Road to George Williams Way and the construction of the road, and the division of the eastern 51.96 acres into 2 lots for residential development and one tract.

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

- FDP-15-00240: Final Development Plan for The Links at Lawrence, KS; under administrative review.
- PDP-14-00171: Preliminary Development Plan for The Links at Lawrence; approved by the City Commission at their August 26, 2014 meeting.
- PDP-12-00283: Preliminary Development Plan for The Links at Lawrence; approved by the City Commission on February 19, 2013. Changes were proposed to the development which required the submittal and approval of a revised Preliminary Development Plan. This development plan was replaced with PDP-14-00171.

- FDP-8-7-09: Final Development Plan for The Links at Lawrence; This Final Development Plan was submitted for administrative review but was replaced with FDP-15-00240 to match the revised Preliminary Development Plan.
- PF-8-5-09: Final Plat for The Links at Lawrence. This final plat was replaced with the subject final plat, PF-15-00239, to reflect the phasing of the project and the changes made with the revised Preliminary Development Plan.
- PDP-11-06-07: Preliminary Development Plan for The Links at Lawrence; approved by the City Commission on February 26, 2008.
- Z-11-28A-07: Rezoning requests from A (Agricultural) to RM12 (Multi-Dwelling Residential District with a Planned Development Overlay). Approved by the City Commission on February 26, 2008 and adopted with Ordinance Nos. 8226 and 8227.
- Z-11-28B-07:
- A-11-07-07: Annexation of approximately 81.13 acres; approved by the City Commission on February 26, 2008.

OTHER ACTION REQUIRED

- Placement of Final Plat on the City Commission agenda for acceptance of dedications as shown on the Final Plat.
- Submittal and approval of Public Improvement Plans and means of assurance prior to the recording of the Final Plat.
- Recording of Final Plat with the Douglas County Register of Deeds Office.
- Administrative approval of Final Development Plan and recording of the plans with the Douglas County Register of Deeds Office.
- Application and release of Building Permits prior to development.

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

The Final Plat conforms to the content requirements of Section 20-809(m) of the Subdivision Regulations and is consistent with the Preliminary Development Plan (PDP-14-00171) approved by the City Commission on August 26, 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 Development Plan noted above.

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

The Preliminary Development Plan was approved subject to the following conditions:

1. Agreements not to protest the formation of a benefit district must be executed by the applicant and provided to the Planning Office before recording of the Final Development Plan for the following:
 - a. Street and sidewalk improvements for Queens Road.
 - b. Street and sidewalk improvements for George Williams Way.
 - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
 - d. Intersection improvements, geometric and signalization, for Queens Road and W 6th Street.
 - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.

The Final Plat meets the condition of approval imposed with the approval of the Preliminary Development Plan. The Final Plat notes the Agreements Not to Protest the Formation of Benefit

Districts for the improvements noted above shall be provided prior to the recording of the Final Plat.

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 Development Plan with the following technical adjustments:

- The right-of-way for George Williams Way was dedicated by separate instrument prior to the platting of the property to accommodate the Rock Chalk Park Development to the west. The County Surveyor indicated that the instrument used to dedicate the right-of-way referred to 'easement' rather than 'right-of-way' so the right-of-way will be dedicated with this plat.
- Utility easements are being dedicated to provide utilities to the various structures proposed on the property. The exact location of the utilities was determined through the completion of the Public Improvement Plans and the easements were revised to reflect these changes.

d) 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 and means of assurance of completion for utility main extensions and the construction of Rock Chalk Drive from Queens Road to George Williams Way must be submitted and approved prior to the recording of the final plat.

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 accommodate the first phase of the Links at Kansas development. This development will include multi-dwelling residences and a 9-hole executive golf course. The subject plat includes 2 lots on the east side of the property for residential development and one tract south of Rock Chalk Drive and west of Headwaters Drive.

ACCESS

Rock Chalk Drive is being extended through the property from Queens Road to George Williams Way and all access for this phase shall be taken from Rock Chalk Drive. No new access is being proposed to Queens Road.

UTILITIES

Utilities are available in the area and will be extended to serve this development. Public Improvement Plans have been submitted and are currently under review.

MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 ft of lot frontage. The plan lists the trees that are being provided for Lots 1 and 2 but doesn't list the trees that will be provided on Tract 1 along Rock Chalk Drive. Other minor technical errors have been noted to the applicant. A revised Master Street Tree Plan should be submitted to the Planning Office for approval and recording prior to the recording of the Final Plat.

CONCLUSION

The final plat will divide the east side of the property into 2 lots for residential development and 1 tract as Phase 1 of the development. The right-of-way for George Williams Way on the west side of the property and the right-of-way for the extension of Rock Chalk Drive from Wakarusa Drive to

George Williams Way are being dedicated with this plat. Rock Chalk Drive will be constructed with this phase of the project. With the noted conditions, the final plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.