



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Alvamar Inc. One Addition

April 25, 2016

PF-16-00051: Final Plat for Alvamar Inc. One Addition, a 5 lot residential subdivision containing approximately 64.722 acres, located at 1800 and 1809 Crossgate Drive and associated easements. Submitted by Landplan Engineering, for Alvamar Inc, listed property owner of record owner of record. Land Transfer pending to Eagle 1968 L.C., Thomas S. Fritz, Trustee of the Thomas. Fritz Revocable Trust U.T.D, and and Stacia D. Fritz, Trustee of the Stacia d. Fritz Revocable Trust U.T.A. as property owners.

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 conditions:

1. Applicant shall execute an agreement, at the time of recording the Final Plat, not to protest the formation of a benefit district, for a period of 20 years, for the installation of a traffic signal at the intersection of Bob Billings Parkway and the new street, if one is determined by the City Engineer to be needed in the future
2. The development shall include the installation of traffic calming devices installed on Crossgate Drive north of Clinton Parkway to mitigate concerns of the neighbors. The timing of the installation shall be prior to issuance of a certificate of occupancy for any residential structure. The design of the improvements shall be coordinated with the Public Improvement Plans for the development
3. The development shall adhere to the construction and phasing plan as approved by the City Commission.
4. The plat shall be revised to show the off-site, north detention basin, located in a drainage easement with the easement book and page noted on the drawing.

KEY POINT:

- Final Plat is consistent with the Preliminary Development Plan for proposed development.
- Project includes a new public street intersection with Bob Billings Parkway extended south.
- Project includes off-site improvements that will alter the golf course.
- Project is a phased development.
- Establishment of a construction access road is required for development of this property.

Site Summary		
Gross Area:		64.722 Acres
Area	Use shown on PDP	Acres
New Right-of-Way	Birdie Way to intersect with Bob Billings Parkway	1.68 AC
Tract A	Practice Field	12.596 AC
Lot 1	Clubhouse/Banquet Facility	3.412 AC
Lot 2 (Lot 2a on PDP)	Residential	7.896 AC
Lot 3 (Lot 2b on PDP)	Residential	7.601 AC
Lot 4 (Lot 3 on PDP)	Active/Passive Recreation	14.217 AC
Lot 5 (Lot 4 on PDP)	No use Proposed	17.327 AC

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2015.

ASSOCIATED CASES

- PDP-16-00052; Preliminary Development Plan for Alvamar PD a residential and golf course recreational development. Planning Commission recommended approval on March 21, 2016.
- Z-16-00026; Request to rezone Lot 3 from RM24-PD to RMO-PD. Planning Commission recommended denial on March 21, 2016.

OTHER ACTION REQUIRED

- Submittal and approval of Public Improvement Plans and provision and acceptance of means of assurance of completion prior to the recording of the final plat at the Douglas County Register of Deeds.
 - Submission and approval of a grading plan, per the approval of the City Stormwater Engineer.
 - Submission and approval of public improvement plans for the storm drainage system by the City Stormwater Engineer.
 - Provision of a stormwater pollution prevention plan (SWP3) per city code chapter IX Article 9-903(B).
 - Provision of a copy of the Notice of Intent (NOI).
- Execution of a Master Street Tree Plan.
- Recordation of final plat at the Douglas County Register of Deeds.
- Pins for all lot corners and all corners of the subdivision shall be set and the completion of the setting certified by the responsible land surveyor before the plat is recorded or certification shall be provided to the Planning Director that the corners of the subdivision have been pinned and there is a contract with a licensed surveyor to pin the lots after completion of street and public improvements per section 20-811 (k) of the Subdivision Regulations.

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 Plat/Preliminary Development Plan (PDP-16-00052) approved by the Planning Commission on March 21, 2016.

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/Preliminary Development Plan. The Final Plat includes a minor adjustment to easement lines to account for a wider access/utility easement as was conditioned by the Planning Commission.

The proposed Final Plat conforms to the lot configuration, access and design as approved by the Planning Commission. Lot 2 has often been described as a phased part of the development and was shown in the Preliminary Development Plan as 2A and 2B. The lots are renumbered consistent with conventional subdivision plat requirements. The use of letters in the lot numbering system typically notes a lot split or minor subdivision. For clarity the lot numbering was revised in the Final Plat.

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

The Preliminary Plat was approved as part of the Preliminary Development Plan for the Alvamar PD by the Planning Commission on March 21, 2016. There were several conditions of approval related to Preliminary Development Plan. Conditions specific to subdivision design standards and requirements included the following:

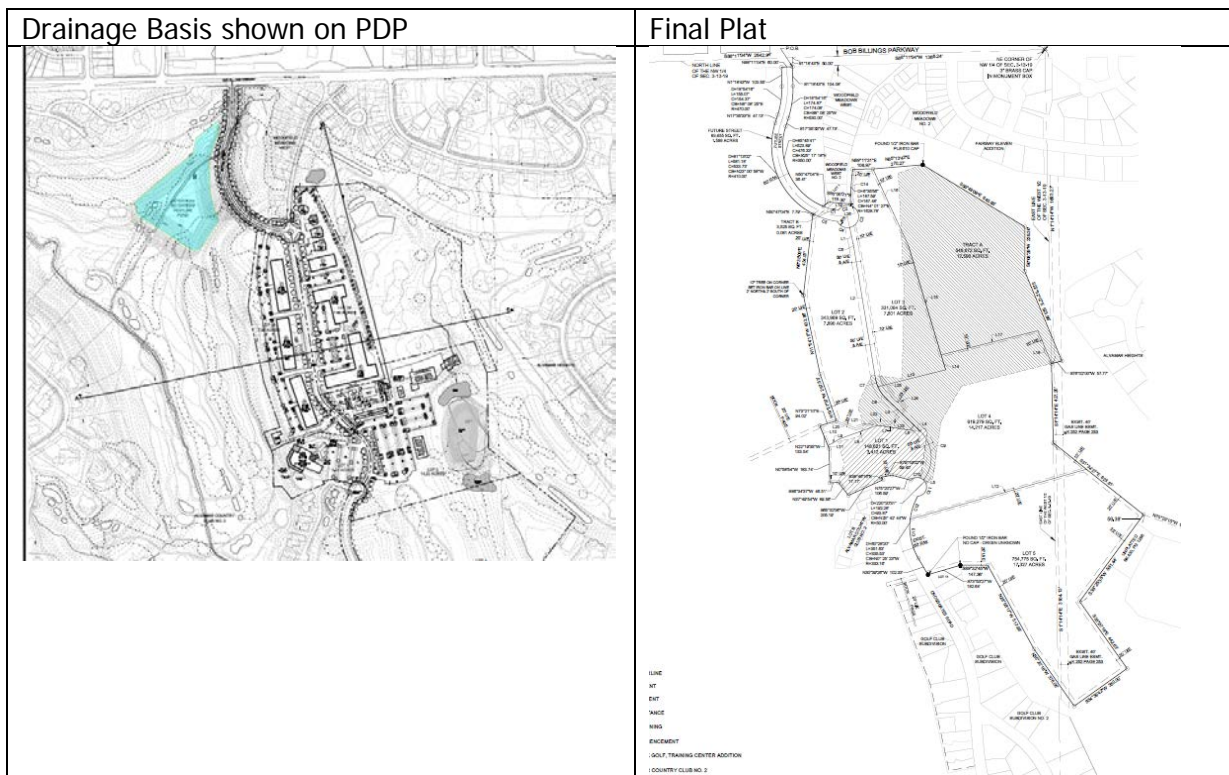
1. Applicant shall execute an agreement, at the time of recording the Final Plat, not to protest the formation of a benefit district, for a period of 20 years, for the installation of a traffic signal at the intersection of Bob Billings Parkway and the new street, if one is determined by the City Engineer to be needed in the future.
2. The development shall include the installation of traffic calming devices installed on Crossgate Drive north of Clinton Parkway to mitigate concerns of the neighbors. The timing of the installation shall be prior to issuance of a certificate of occupancy for any residential structure. The design of the improvements shall be coordinated with the Public Improvement Plans for the development.
3. The development shall adhere to the construction and phasing plan as approved by the City Commission.
4. Revise the width of the 30' access/utility easement for the "private street segment" to include sidewalks on both sides of the private street.

These conditions do not require modification to the drawing with the exception of the easement width, which has been addressed in this Final Plat. They do require the applicant to execute an agreement not to protest the formation of a benefit district as described above and certain elements must be included in the Public Improvement Plans regarding future traffic calming and the adoption and approval of a phasing plan.

This project includes the required easements and will require the execution of separate agreements with the approval of the Final Plat. The project as conditioned meets the requirements imposed by the Planning Commission.

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 contains the same utility easement and drainage easement dedications as the Preliminary Plat. Minor changes to the drawing are required to capture existing easements that were not shown. Additionally, the north drainage basin located on the south side of Bob Billings Parkway shown on the development plan will need to be located in a drainage easement per the approval of the city Stormwater Engineer. This is an off-site improvement. Staff recommends the Final plat be revised to show the off-site easement with the deed book and page reference that dedicates the drainage easement for the development.



The above graphic shows the approximate location of the drainage basin. As Public Improvement Plans are prepared the exact configuration of the drainage pond will be defined.

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 are required for this project. It is the developer's intent to provide a guarantee for the installation of required public improvements in order to record the Final Plat.

v) 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

This Final Plat is part of a development package that includes a Preliminary Development Plan for a phased, mixed use, residential and recreational development located along Crossgate Drive between Bob Billings Parkway to the north and Clinton Parkway to the south. The applicant is also seeking approval of a zoning change to accommodate independent office uses on what is shown as Lot 4 on this Final Plat.

Procedurally, the Preliminary Development Plan also functions as the Preliminary Plat. The Planning Commission considered the related development plan at their meeting on March 21, 2016 and recommended approval of the Preliminary Development Plan and denial of the rezoning. The authority to approve a preliminary plat is held by the Planning Commission. Authority of approval of the preliminary development plan is granted to the City Commission. The Planning Director is designated to approve a Final Plat.

The following sections summarize the Final Plat elements and compliance with the Subdivision Regulations and related conditions of approval for the Alvarado Planned Development.

LOTS AND TRACTS

This project includes 5 lots proposed for development. Lot 1 is developed with an existing clubhouse that will be remodeled as part of the development. Lots 2 and 3 are proposed for residential development. Lot 4 is intended for development of amenities associated with the golf course. Lot 5 is included in the development but does not have a defined use at this time. Development of Lot 5 will require a new Preliminary Development Plan review.

A portion of the property included in the Final Plat was previously platted as the Jayhawk Golf Training Center. The proposed development included portions of the platted lot thus leaving a remaining portion of a platted lot. To resolve this conflict the remaining portion of the platted lot is proposed as a 12.596 acre Tract. The use of the tract will continue as the "driving range" or practice area of the Golf Course. Development or facilities/structures that use this area will be located on the platted lot 3 to the south of the tract. The Tract does not have direct access to a public street. The Tract was not included in the rezoning and thus is preserved as part of the golf course/open space of the surrounding area.

ACCESS

Each new lot abuts a new or existing public street. Access to the development is provided via a new street extended south from Bob Billings Parkway and is located west of the existing Crossgate Drive, private street, intersection. This new street, proposed as Birdie Way, provides public access to Lots 2 and 3 shown on the Final Plat.

Access to the development from Clinton Parkway is provided via an existing public street. No changes to the existing right-of-way for the public street segment of Crossgate Drive are proposed. This street segment provides access to Lots 1, 4 and 5.

The development includes an interior private street segment located between the new street segment and the existing Crossgate Drive street segment. This street segment is proposed as a private street within the Planned Development and will accommodate two-way vehicular traffic as well as "on-street parking" for the development.

A related development concern is the access to the existing private street segment of Crossgate Drive and the adjacent townhomes just south of Bob Billings Parkway. This development application includes a phasing plan to restrict construction traffic on the existing private street segment and to provide a final plan for removing direct access to Bob Billings Parkway in the future. The details of this plan will be incorporated in the Public Improvement Plans for this development.

Individual lot access is conceptually proposed in the Preliminary Development Plan.

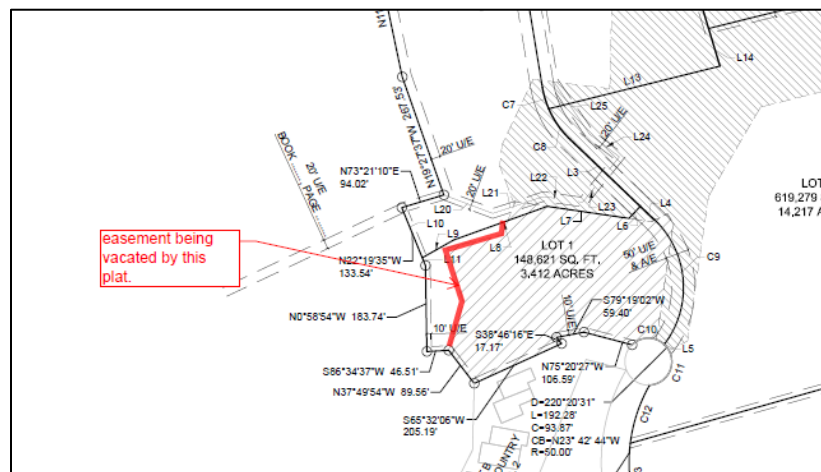
The existing, south public street leg of Crossgate Drive (north of Clinton Parkway) has been identified as appropriate for traffic calming. To date, a design for traffic calming has not been developed as it is currently unfunded. This development will increase traffic for the existing residents and neighborhood in the immediate area. As part of the development plan approval the applicant is required to provide traffic calming measures along Crossgate Drive (off-site improvements). These improvements must be incorporated into public improvement plans and coordinated with City Staff and the affected property owners. These improvements are not appropriate until construction of the new street segment south of Bob Billings is complete. At such time all construction traffic will be directed to Bob Billings Parkway.

EASEMENTS AND RIGHTS-OF-WAY

The proposed Final Plat includes multiple easements generally around the perimeter of the lots. As noted above, a new street is proposed and accompanying right-of-way for the street is dedicated with this application. Public improvement plans are required for the development of this property. Interior easements for buildings are not identified at this time.

The private street was shown on the Preliminary Development Plan as a 30' wide access/utility easement. A condition of approval of the Preliminary Development Plan was to widen the easement to include sidewalks on both sides of the street. The Final Plat has been submitted with a wider, 50', access/utility easement with a parallel 10' utility easement on the east side. This easement will continue to be reviewed for compliance with the submission of public improvement plans.

An existing easement is being vacated by this subdivision and a new easement will be provided for Lot 1. The vacated easement is located along the western boundary of the lot. The new easement will be located along the western boundary of the new lot configuration.



UTILITIES AND INFRASTRUCTURE

An assessment of the infrastructure was completed for the Preliminary Development Plan by City Utility and Public Works engineers. It was determined that sufficient capacity exists to serve the proposed development. Detailed public improvement plans are required for the development. This project will include off-site improvements related to stormwater management criteria that will also be further reviewed with public improvement plans.

MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 feet of lot frontage. The proposed development includes a new public street that will require street trees on both sides of the street. A segment of the internal access includes a private street that will include a streetscape plan that is included in the Final Development Plans as part of the final landscape plan. This affects Lots 1-4. A small area of Lots 1, 4 and 5 abut the existing Crossgate Drive, public street and will also be subject to the master street tree requirements.

SUMMARY

Approval of the Final Plat is required prior to issuance of building permits. The plat meets the approval criteria listed in Section 20-809(m) of the Subdivision Regulations and is approved.