



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Freestate Dental Addition, PF-16-00190

05/18/2016

PF-16-00190: Final Plat for Freestate Dental Addition, a one lot subdivision located 4111 W 6th Street. Submitted by Landplan Engineering PA, for Freestate Dental Building 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, subject to the following conditions:

1. Provision of a revised Final Plat with the following change:
 - a. Add a note on the Plat regarding the right-of-way width reduction variance approved by the Planning Commission on April 25, 2016.
 - b. Change City Clerk signatory line to Sherri Riedemann.
 - c. Remove "Rights-of-Way" from City Commission signatory line because right-of-way is not being dedicated with this plat.
2. Submittal and approval of Public Improvement Plans for the extension of the sanitary sewer main to serve this property.

KEY POINTS

- The property is zoned RMO (Multi-Dwelling Residential - Office) District. A Preliminary Plat (PP-16-00073) was approved by the Planning Commission at their April 25, 2016 meeting.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007.
- The applicant received one variance from the Subdivision Regulations, which are reflected on the final plat.
 - **Right-of-Way Variance.** At its April 25, 2016 meeting, the Planning Commission approved a variance from right-of-way requirements in Section 20-810(e)(5) of the Subdivision Regulations to allow the replatting of this property with 100 feet of right-of-way currently provided for W 6th Street.

ASSOCIATED CASES

- Z-15-00523; Rezoning of approximately 1.04 acres from UR (Urban Reserve) District to RMO (Multi-Dwelling Residential – Office) District, located at 4111 W 6th Street. Planning Commission recommended approval on 12/15/2015, City Commission approved on 01/12/2016.
- PP-15-00189; Preliminary Plat for Freestate Dental Addition

OTHER ACTION REQUIRED

- Placement of Final Plat on the City Commission agenda for acknowledgment of dedications as shown on the Final Plat.
- 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-16-00073) 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. The following variance was approved with



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Freestate Dental Addition, PF-16-00190

05/18/2016

the Preliminary Plat:

- Reduction in the required right-of-way along W 6th Street from 150' to 100'.

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

The Planning Commission approved the Preliminary Plat subject to one condition on April 25, 2016. The condition involved revising the plat show the 50' Parking and Building Setback along W 6th Street. The setback has been added to the Final Plat therefore the condition has been met.

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

The Preliminary Plat showed an access easement along the northern portion of the property. The City Traffic Engineer indicated that the access easement is not necessary because the property will not take access from the east. Instead, the property will take access from the west via a shared access drive. There is an existing access easement associated with the property to the west.

The Final Plat does contain the same utility easement dedications as shown on the Preliminary Plat.

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.

The City sanitary sewer line will need to be extended to serve this property. Public Improvement Plans will be required for this. A site plan for development has not been submitted at this time; however, it is the intent of the property owner to submit a site plan in the near future. The final plat will not be recorded and the site plan will not be released for building permit until the Public Improvement Plans have been submitted and approved.

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 Final Plat is a predevelopment requirement for a planned *Health Care Office* use. The property is proposed to be platted as 1 lot. This property is located on the south side of W 6th Street, east of Eldridge Street and west of Monterey Way.

Access

The subject property is located on the south side of W 6th Street. Direct access from W 6th Street will not be permitted and the access restriction is noted on the plat. The property will take access from a shared access easement with the property to the west (600 Eldridge Street). The Preliminary Plat showed an access easement on the subject property however, it will not be included with the Final Plat. The plat to the east of the property (A Final Plat of Freestate Veterinary Hospital) notes that a 30' wide cross access easement will be established with the property to the west (the subject property). However, based on stormwater drainage concerns, the Stormwater Engineer indicated that the property should not take access from the east. Given this, the Traffic Engineer stated that an access easement is not necessary for this property.



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Freestate Dental Addition, PF-16-00190

05/18/2016

There is an existing sidewalk located on both sides of W 6th Street that provides pedestrian connectivity.

Easements And Rights-of-Way

The 10' utility easements are being dedicated as shown on the Preliminary Plat. As discussed above, the access easement that was shown on the Preliminary Plat was determined to be unnecessary by the Traffic Engineer and will not be dedicated with the Final Plat.

W 6th Street does not meet the 150' right-of-way width requirement for arterial streets. The overall width of W 6th Street is 100' wide. There are no planned future improvements to this street; therefore the City Engineer indicated that the right-of-way currently dedicated for this street is adequate. A variance request to reduce the right-of-way requirements in Section 20-810(e)(5) for W 6th Street from 150' to 100' was processed with the Preliminary Plat. The Planning Commission approved the variance on April 25, 2016 with the Preliminary Plat. A condition of approval of the Final Plat is that a note indicating this variance will be added to the Final 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 W 6th Street. Street trees will be coordinated with the site plan for this property as development applications are finalized.

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, subject to conditions.