



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Rockledge Addition No. 3, PF-16-00465

11/17/2016

PF-16-00465: Final Plat for Rockledge Addition No. 3, a three lot residential subdivision located 2130 Bob Billings Parkway. Submitted by Landplan Engineering, for Wayne and Katherine Simien, 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.

KEY POINTS

- Platting required as pre-development step.
- Property was recently platted into a single lot and ROW for Quarry Lane was vacated.
- Access to the property is restricted to a single access point.
- All lots will share access (single driveway).

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-16-00304 Preliminary Plat approved, September 26, 2016, with variance to reduce required ROW for Bob Billings Parkway.

OTHER ACTION REQUIRED

- City Commission vacation of existing drainage and open space easements provided in the Final Plat of Rockledge Addition No. 2.
- City Commission acceptance of dedication of access, drainage and open space easements as shown on the final plat.
- Recordation of final plat at the Douglas County Register of Deeds.
- Application and release of Building Permit prior to development. (The building permits will require review by the Fire Code Official to insure the driveway is constructed to accommodate Fire Protection vehicles.)

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-16-00304) 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.**
A lot line has been shifted north slightly increasing the size of Lot 2 and decreasing the size of Lot 1. The general configuration and the total number of lots conform to the approved preliminary plat.
- (ii). Satisfies any conditions of approval imposed by the Planning Commission.**
There were no conditions of approval imposed by the Planning Commission for this subdivision.
- (iii). Includes the same dedications accepted by the Governing Body, subject to only minor technical adjustments.**
The final plat includes the same dedications approved by the Planning Commission.



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- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
Public improvements are not required for this development.
- (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.

Site Summary		
Gross Area:	174,109 SF [4AC]	
Additional Right-of-Way:	0	
Number of Proposed Lots:	3	
Lot 1	100,659 SF	2.309 AC
Lot 2	43,560 SF	1.000 AC
Lot 3	29,890 SF	.686 AC

STAFF REVIEW

Compliance with preliminary plat

The final plat conforms to the Preliminary Plat [PP-16-00304].

Street and Access

A shared driveway will provide access between each lot and the adjacent street network.

Easements and Rights-of-way

The proposed final plat includes the same easements and rights-of-way as was shown on the Preliminary Plat.

Utilities and Infrastructure

The utilities and infrastructure being provided with the final plat coincide with those proposed on the Preliminary Plat. Existing sanitary sewer and water are available to the proposed lots.

Public Improvements

Public improvements are not required for development of the proposed residential lots.

Master Street Tree Plan

The Master Street Tree Plan and graphic includes the required number of trees along all Bob Billings Parkway. The standards of Section 20-811(g) are met with the Master Street Tree Plan.

CONCLUSION

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