



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Gwaltney Addition, PF-16-00395

12/12/2016

PF-16-00395: Final Plat for Gwaltney Addition, a three lot subdivision located at 2176 E 23rd Street, 2200 E 23rd Street, and 2200 Street FF. Submitted by Bartlett & West Inc. for Cave Inn LLC, City of Lawrence, and Gwaltney Properties LL, 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

- A Preliminary Plat (PP-16-00392) was approved by the Planning Commission at their November 16, 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.

ASSOCIATED CASES

- CPA-16-00443: A request to consider a Comprehensive Plan Amendment to Chapter 14 of Horizon 2020, "Specific Plans" to amend the Farmland Industries Redevelopment Plan to amend the Future Land Use Section. The Planning Commission recommended approval at their November 16, 2016. The City Commission approved on December 6, 2016.
- Z-16-00396: A request to rezone approximately 1.45 acres from IM (Medium Industrial) District to CS (Commercial Strip) District. The Planning Commission recommended approval at their November 16, 2016. The City Commission approved on December 6, 2016.
- PP-16-00392: Consider a Preliminary Plat for Gwaltney Addition, located at 2176 E 23rd St, 2200 E 23rd St, & 2200 Street FF. Submitted by Bartlett & West Inc on behalf of Cave Inn LLC, City of Lawrence, and Gwaltney Properties LLC, property owners of record. The Planning Commission approved the Preliminary Plat with one condition at their November 16, 2016.
- SP-16-00427: A site plan for the construction of a hotel at 2176 E 23rd Street. The site plan is currently under administrative review.

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-16-00392) approved by the Planning Commission, subject to the satisfaction of the condition 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 proposed Final Plat conforms to the lot configuration, access and design as approved by the Planning Commission.

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

The Planning Commission approved the Preliminary Plat subject to one condition on November 16,



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

The Planning Commission approved the Preliminary Plat at their November 16, 2016 with the condition that 10' perimeter utility easements be provided along the west line of Lot 2 and the east line of Lot 1. That condition was met as those easements are shown on the Final 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.

Some infrastructure serving this property already exists. Additional infrastructure is being provided per the Public Improvement Plans. Guarantee of improvements is in process and required prior to recording the plat.

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 request is for a Final Plat for the Gwaltney Addition Plat. The property is proposed to be platted as 3 lots. A Preliminary Plat was approved by the Planning Commission on November 16, 2016, with the condition that 10' perimeter utility easements be provided along the west line of Lot 2 and the east line of Lot 1. The Final Plat was revised to show the easements, meeting the condition of approval.

Access

The subject property is located on the north side of E 23rd Street/K-10 Highway, west of O'Connell Road, and south of Venture Park. Lots 1 and 2 will take access from the frontage road for E 23rd Street/K-10 Highway. Access to Lot 3 will be provided from Street FF. All three lots meet the 100' minimum frontage requirement.

Easements And Rights-of-Way

The preliminary plat did not propose new utility easements. However, a condition of approval for the preliminary plat was that utility easement would be included as a means to provide connections to the existing easements that abut the north side of property. The final plat includes 10' utility easements along the west side of Lot 2 and the east side of Lot 1.

The final plat also includes a 10' X 52' utility easement located along the east line of Lot 2. This easement was not proposed with the preliminary plat, but was deemed necessary after the Public Improvement Plans were completed. This easement will contain a new fire hydrant and a Westar electrical cabinet.

The internal access easement shown on the preliminary plat is also provided with the final plat. These easements will provide shared access to the frontage road for the developments proposed on Lot 2 and Lot 3.



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The subject property is bound by E 23rd Street/K-10 Highway to the south. This street is classified as a principal arterial. The existing right-of-way meets Section 20-810(e)(5)(i) of the Land Development Code which requires 150' of right-of-way. The subject property is also bound by FF Street to the west. This street is classified as a local road. As such, 60' of right-of-way is required. There is 70' of right-of-way provided. No additional right-of-way is required for E 23rd Street/K-10 Highway or FF Street.

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 Street FF and E 23rd 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.