



# ADMINISTRATIVE DETERMINATION & CERTIFICATION

## FINAL PLAT

JOHNSTON ADDITION

JANUARY 30, 2017

**PF-16-00541:** Final Plat for Johnston Addition, a one-lot subdivision on approximately 1.5 acres located at 706 E 23<sup>rd</sup> Street/Highway 10. Submitted by Grob Engineering Services, LLC, for Johnston Investment Company, 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.

### KEY POINTS

- Platting required prior to redevelopment of the property.
- Access to the property on E 23<sup>rd</sup> Street/ Highway 10 is restricted to a single access point.

### 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-16-00261 Preliminary Plat for Johnston Addition approved by the Planning Commission on August 22, 2016.
- SUP-16-00262; Special Use Permit for a micro-distillery, a *Manufacturing and Production, Limited* use. The SUP plan also includes a *Bar or Lounge* and accessory use which is permitted in the zoning district with a site plan. The SUP was approved by the City Commission at their September 13, 2016 meeting with the adoption of Ordinance 9289.
- The SUP was approved subject to the condition that the property be platted. This final plat will fulfill that condition.

### OTHER ACTION REQUIRED

- City Commission acceptance of dedications of right-of-way and new easements as shown on the final plat and City Commission acceptance of vacation of private access easement as shown on the plat.
- Recordation of final plat at the Douglas County Register of Deeds.
- Provision of revised Special Use Permit plans which meet the conditions of approval. Plans must be approved and released to Development Services for processing of building permit.
- A Building Permit shall be obtained prior to development.

### 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-16-00261) 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.**  
The Final Plat is in conformance with the Preliminary Plat previously approved by the Planning Commission.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**

The conditions of approval with the Preliminary Plat were in regards to revisions that were needed on the Preliminary Plat. There were no conditions of approval imposed by the Planning Commission that would apply to the Final Plat.

**(iii). Includes the same dedications, subject to only minor technical adjustments.**

The final plat includes the same dedications approved by the Planning Commission. The Preliminary Plat noted that additional right-of-way was being dedicated for E 22<sup>nd</sup> Street, but showed the right-of-way as 'existing'. This error is being corrected with the Final Plat and the right-of-way is being shown as being dedicated with this plat.

**(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.

## **STAFF REVIEW**

### **Compliance with preliminary plat**

The final plat conforms to the Preliminary Plat [PP-16-00261].

### **Street and Access**

An existing shared driveway will continue to provide access between the subject property and the lot to the east, 720 E 23<sup>rd</sup> Street. A right-of-way easement providing access to the west 80 ft of this property is being vacated with this plat and a shared access easement for the shared drive is being dedicated.

### **Easements and Rights-of-way**

The proposed final plat includes the same easements and rights-of-way as was shown on the Preliminary Plat. The right-of-way on E 22<sup>nd</sup> Street labeled as 'existing' on the Preliminary Plat. This right-of-way was shown on the City maps; although there was no record of it being dedicated. The Final Plat notes that this right-of-way is being dedicated.

### **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 lot.

### **Public Improvements**

Public improvements are not required for development of the proposed lot as it had been previously developed and was served by City services.

### **Master Street Tree Plan**

The Master Street Tree Plan and graphic includes the required number of trees along E 23<sup>rd</sup> and E 22<sup>nd</sup> Streets. 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.