



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

HERE 2nd Addition, PF-16-00512

2/1/2017

PF-16-00512: Final Plat for HERE 2nd Addition, a one lot plat for construction of a surface parking lot located on the northwest corner of Mississippi Street and Fambrough Drive. Submitted by Landplan Engineering, for 1029 MISSISSIPPI LLC and STADPKG LLC, 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

- This project is part of a planned development to provide off-street parking for the HERE at Kansas mixed use development.
- This application includes a request to vacate a portion of the alley as shown on the drawing.
- The project is phased and will include the relocation of Fambrough Drive and the vacation of the existing street right-of-way once the relocated street is constructed.
- The applicant will convey ownership of the parcel owned by 1029 Mississippi, LLC to STADPKG, LLC prior to the recordation of this plat.

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

1. PDP-16-00311; City Commission approved on 10/18/2016.
2. Z-16-00310; Ordinance No. 9301 to RM12D-PD
3. FDP-16-00513; in process.
4. Demolition permits for residential structures at 1029 and 1031 Mississippi Street; in process.
5. Anticipated future applications:
 - Final plat for KU property with south half of Fambrough Drive right-of-way (ROW) and dedication of new ROW.
 - Minor Subdivision to incorporate north half of existing Fambrough Drive ROW.

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of easements and vacation of right-of-way as shown on the final plat.
- 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.
- Recordation of final plat at the Douglas County Register of Deeds.
- Approval and recordation of Final Development Plan.

PROJECT SUMMARY

Boundary of project highlighted in red. This application represents the first phase of the development by combining the existing residential lots into a single lot to accommodate construction of 50 surface parking spaces. Once Fambrough Drive is realigned/constructed, the vacated right-of-way will be replatted and an additional 18 remaining parking spaces will be constructed.

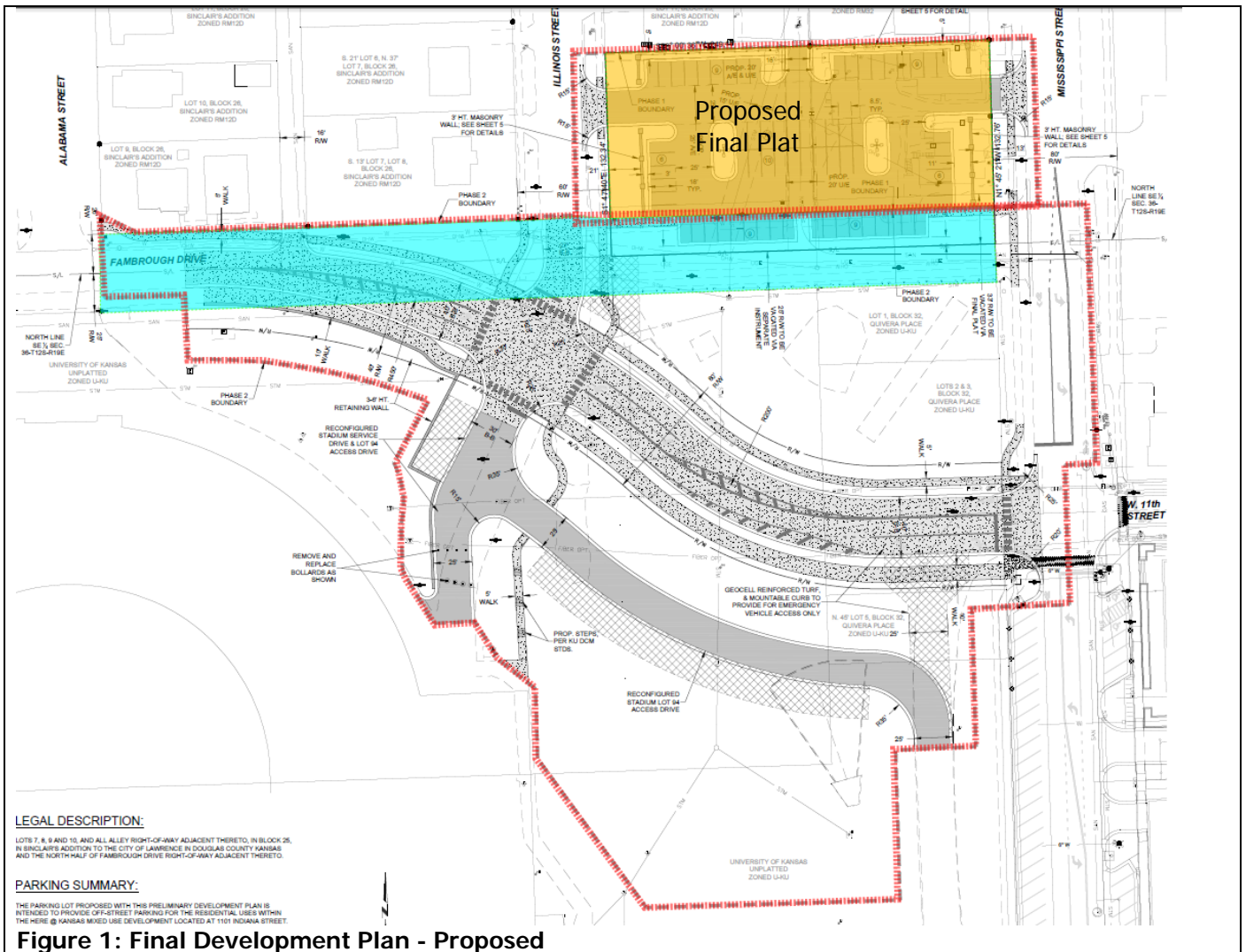


Figure 1: Final Development Plan - Proposed

This project will result in the following changes:

1. Vacation of portion alley north of existing Fambrough Drive.
2. Dedication of public access easement through and across property to provide access to alley.
3. Driveways to Fambrough Drive will be removed.
4. Access to Fambrough Drive will be prohibited.
5. Existing Fambrough Drive will not be altered with this project and the existing alignment will be maintained in the current location.
6. New easements will be dedicated for utility infrastructure.

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 that was part of the Preliminary Development Plan process (PDP-16-00311) 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:

- (i). **Conforms to the Preliminary Plat previously approved by the Planning Commission.**
 The final plat conforms to the approved Preliminary Plat that was part of the Preliminary Development Plan Process.

- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the Preliminary Plat/Preliminary Development Plan on 26 September 2016. The Preliminary Development Plan was approved by the City Commission on 18 October 2016. All of the conditions were related to specific site elements unrelated to platting and have been met.
- (iii). **Includes the same proposed dedications, subject to only minor technical adjustments.**
The final plat includes the same dedications as shown on the approved Preliminary Development Plan.
- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
The significant improvement for this project is the realignment of Fambrough Drive that will be part of a later phase of development. The parking lot does not require any public improvements (water and sanitary sewer). Public sidewalks required for the project will be included as a requirement with the Final Development Plan along Illinois Street and Mississippi Street.
- (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*.

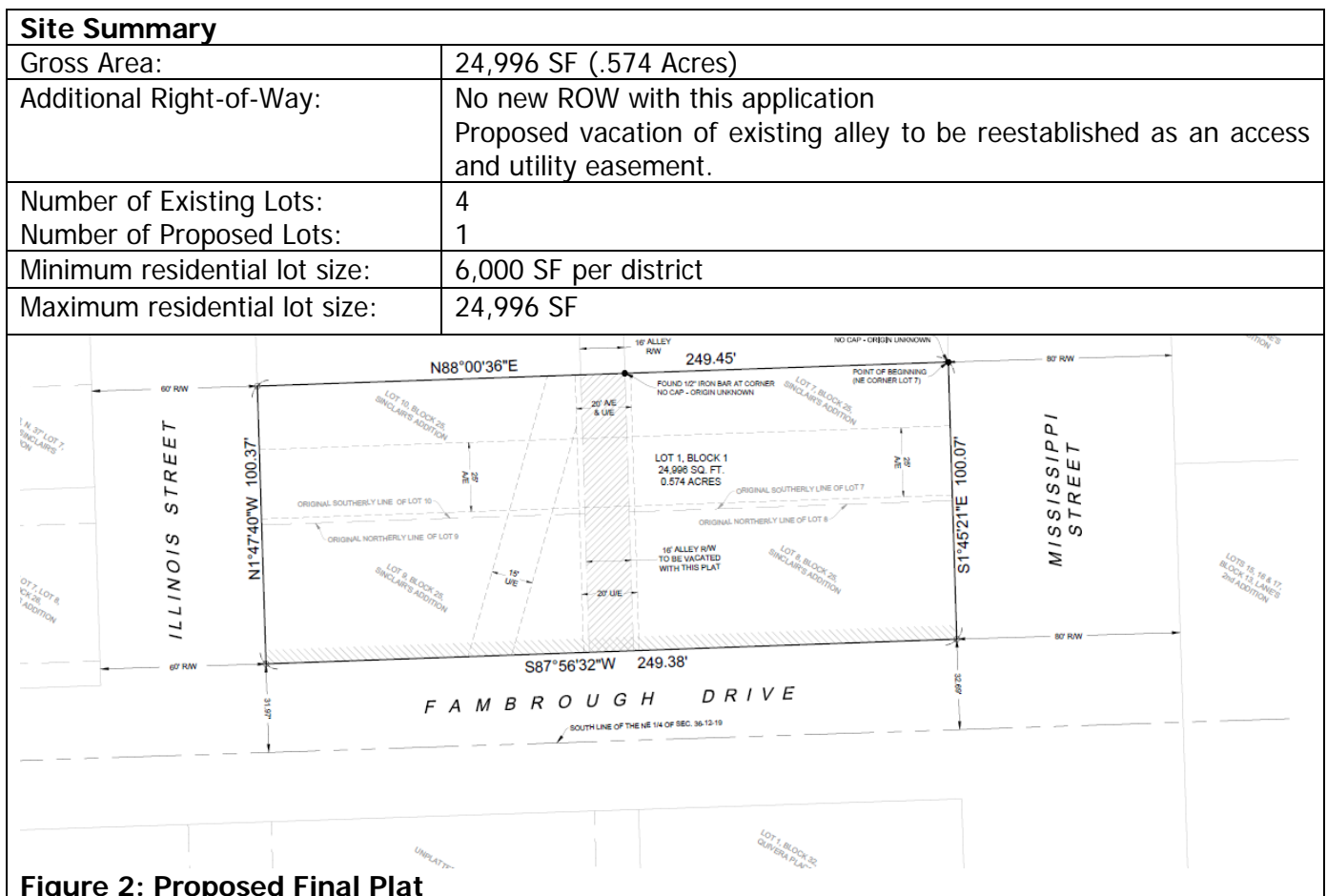


Figure 2: Proposed Final Plat

STAFF REVIEW

Compliance with preliminary plat

The final plat conforms to the Preliminary Plat/Preliminary Development Plan PDP-16-00311.

Street and Access

The property currently abuts Mississippi Street to the east, Illinois Street to the West and Fambrough Drive to the south. Access to the property is planned from the two side streets (Mississippi and Illinois Streets) with access to Fambrough Drive prohibited. Existing driveways to Fambrough Drive will be closed with this project.

This is an interim development step that will allow for the construction of a surface parking lot and retain the existing street network. Upon completion of the development project the existing Fambrough Drive alignment will be shifted to the south, within new right-of-way to be dedicated, and the existing alignment's right-of-way will be vacated. The future vacated north portion of Fambrough Drive right-of-way will be consolidated with this platted property to allow for the second phase of the surface parking lot to be constructed.

This Final Plat establishes a public access easement through the lot and reestablishes access to the alley. The alley will be retained and open to the public. Access through the parking lot to both Illinois and Mississippi Streets will provide a complete loop for alley traffic.

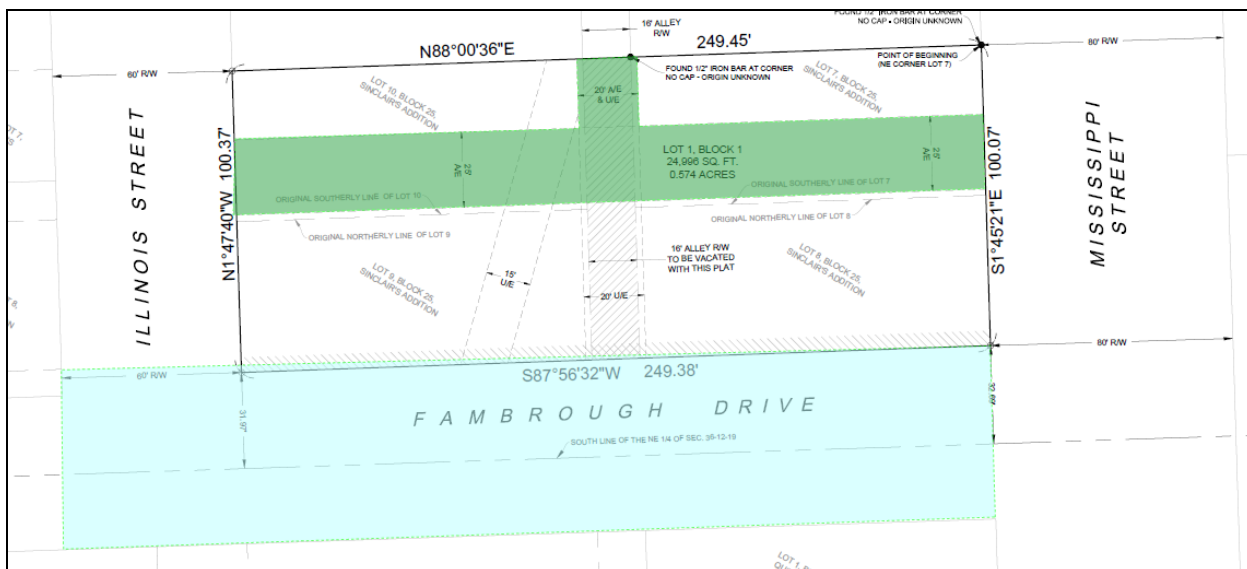


Figure 3: Access

- Green area shows proposed access easements and preserved alley access and function.
- Blue area shows existing Fambrough Drive alignment.

Easements and Rights-of-way

Easements and rights-of-way are being dedicated as shown on the approved Preliminary Plat/Preliminary Development Plan.

In addition to the access easements described above, utility easements are proposed as shown on the drawing. Some utilities are located within the existing Fambrough Drive right-of way including electric, cable and water line facilities. As the street is vacated, and utilities are relocated, additional easements will be needed and will be dedicated by separate instrument. Public improvement plans are required to finalize specific alignments and to verify the necessary easements as applicable.

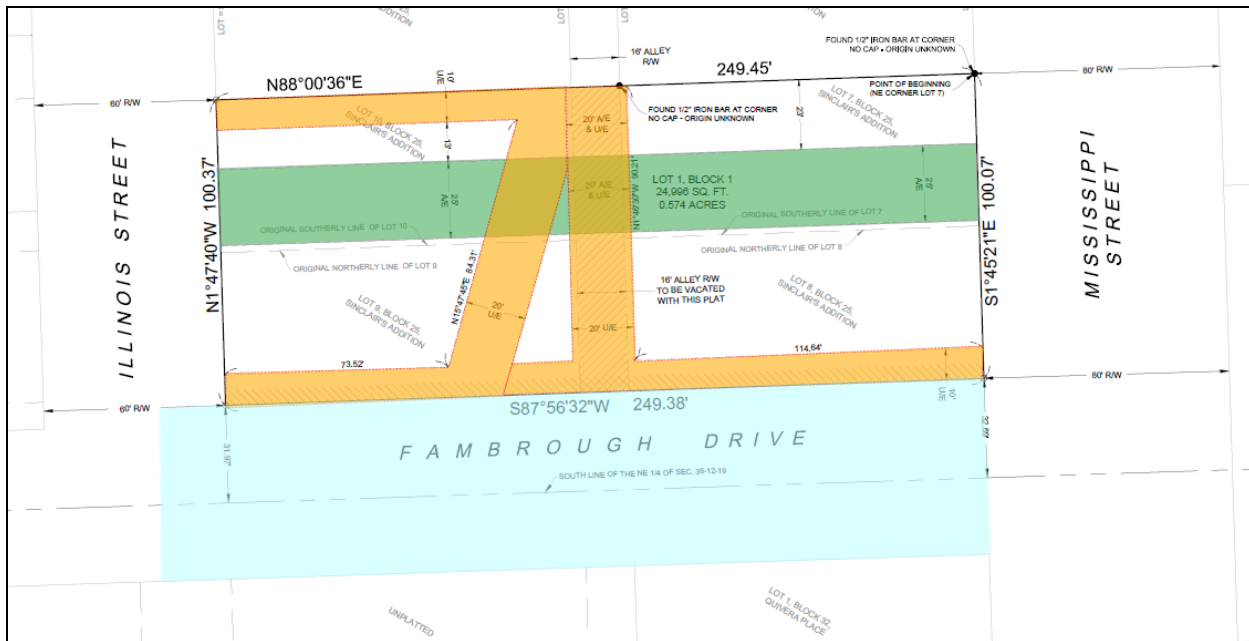


Figure 4: Proposed Easements

- *Orange area shows proposed utility easements.*
- *Green shows access easement.*
- *Blue area shows existing Fambrough Drive alignment*

Utilities and Infrastructure

The utilities and infrastructure being provided with the Final Plat coincide with those proposed on the Preliminary Plat. As noted, some utilities that are located within the existing Fambrough Drive right-of-way will be relocated with this project.

Public Improvements

This phase of the project does not require any public improvements except for public sidewalks along Illinois and Mississippi Streets. These will be designed to city standards and shown on the Final Development Plan. Separate public improvement plans for the sidewalk are not required with this project.

Master Street Tree Plan

The Master Street Tree Plan and graphic includes the required number of trees along both Illinois Street and Mississippi Street. Street Trees are not proposed along Fambrough Drive since the existing street alignment will remain only temporarily. Street trees will be addressed at the time Fambrough Drive is realigned and the existing street right-of-way is combined with this lot.

CONCLUSION

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



Figure 5: Area Map

Boundry of Proposed Final Plat – HERE 2nd Addition
Existing Fambrough Drive to remain in interium