



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Naismith Creek Addition, PF-16-00558

2/2/2017

PF-16-00558: Final Plat for Naismith Creek Addition, a 66 lot residential subdivision located south of W. 29th Terrace and west of Louisiana Street. Submitted by Landplan Engineering, for Savanna Holdings LC, 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

- Proposed final plat is consistent with the approved preliminary plat.
- Project will extend the local street network within the existing neighborhood.
- A pedestrian connection to Naismith Valley Park will be provided with this development.

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

- A-13-00437; Annexation of 14.53 Acres, Ord. No. 8953
- Z-13-00348; A to RM12D and RM12D-FP, Ord. No. 8954
- Z-16-00219; RM12D to RS5
- Z-16-00220; RM12D-FP to RS5-FP
- PP-16-00221; approved by the Planning Commission on July 25, 2016
- FP-16-00555; approved on January 31, 2017

OTHER ACTION REQUIRED

- City Commission acceptance of dedication, of easements and rights-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.
- Application and release of Building Permits 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-16-00221) 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.
- (ii). Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the Preliminary Plat with two conditions. The Preliminary Plat was revised to meet the conditions of approval.

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

The final plat includes the same dedications accepted by the City Commission.

- (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 will be required for this development. The applicant is working with City staff to coordinate work in the area and to develop a phasing plan to allow for construction of houses as improvements in the area are completed. A guarantee for improvements is a requirement of recording the Final Plat.

- (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:	14.35 Acres
Additional Right-of-Way: 3.86 Acres	W. 30 th Street W. 30 th Terrace
Tracts: 2	Tract A – 2,627 SF provides connection to Naismith Valley Park. Tract B – 4,809 SF internal open space for subdivision.
Number of Proposed Lots:	66
Minimum residential lot size:	5,004 SF – minimum lot size for district is 5,000 SF
Maximum residential lot size:	16, 167 SF
Average residential lot size:	6,929 SF

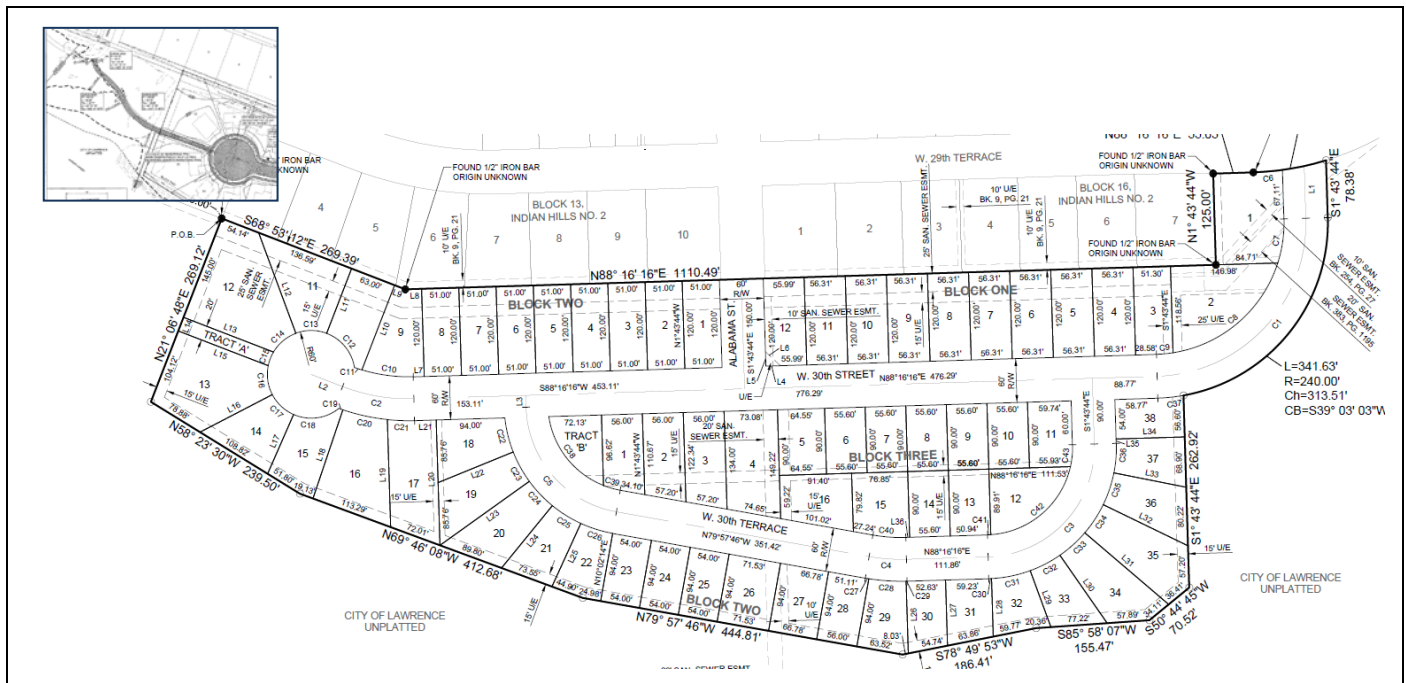


Figure 1. Proposed Final Plat.

- Inset shows sidewalk connection from subdivision (across Tract A) to recreation path as part of the public improvements for this project.

STAFF REVIEW

Compliance with preliminary plat

This Final Plat conforms to the Preliminary Plat, PP-16-0022 approved by the Planning Commission on July 25, 2016.

Street and Access

This Final Plat shows the same street network as the Preliminary Plat. The streets are extended in a modified grid pattern to serve the proposed subdivision. The streets will continue Alabama Street and Bell Haven Drive to the south.

Easements and Rights-of-way

Easements and rights-of-way are being dedicated as shown on the Final Plat to include new local streets, utility easements, and a pedestrian access to the park to the west noted as Tract A.

Utilities and Infrastructure

The utilities and infrastructure being provided with the Final Plat coincide with those proposed on the Preliminary Plat. The developer intends to develop the subdivision with phased improvements of infrastructure but will be required to provide a complete set of plans and guarantee for all public improvements prior to recording the Final Plat with the Register of Deeds Office.

The north side of the property is encumbered by existing utilities that are part of the City's planned infrastructure improvements in the area that will connect with the pump station being constructed to the east. The following graphic highlights the location of the existing easements. These will be retained with this final plat.

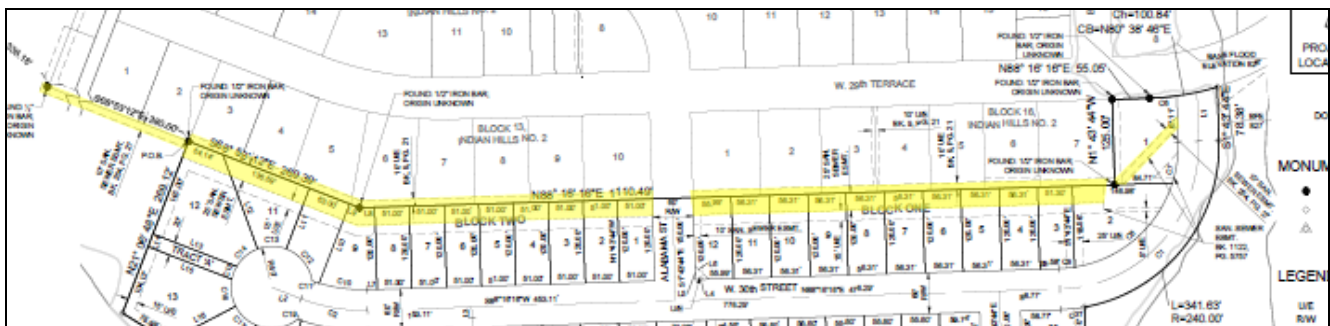


Figure 2: Existing Utility Easement

Public Improvements

Public Improvement Plans for these improvements have been submitted for review. The means of assurance of completion of improvements (letter of credit, funds in escrow, etc.) must be provided prior to the recording of the Final Plat with the Register of Deeds.

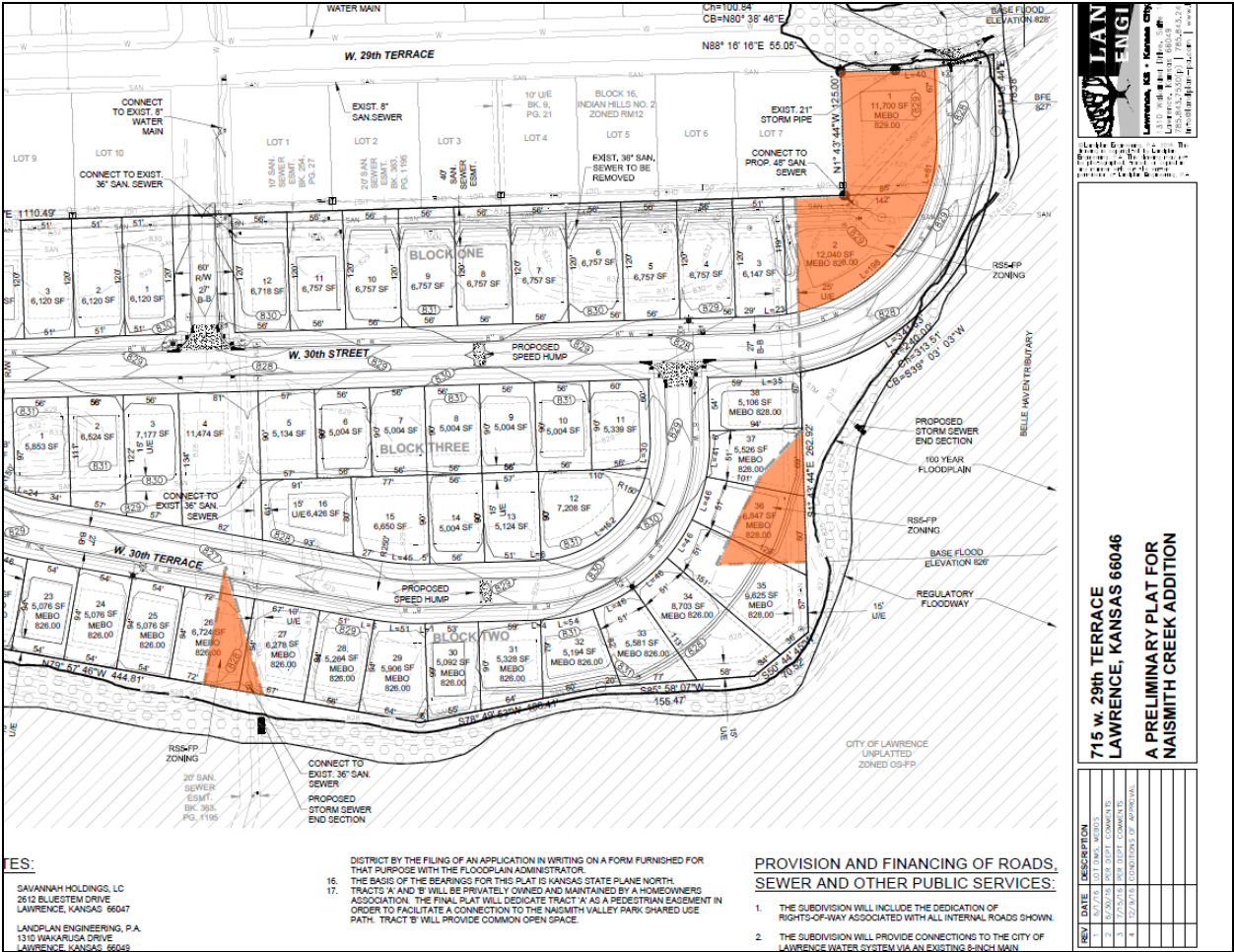
Master Street Tree Plan

The number of trees required for some lots is reduced because of the narrow size of the lot. The Master Street Tree Plan and graphic includes the required/appropriate number of trees along all existing and proposed streets.

Floodplain

A portion of the property is encumbered by the regulatory floodplain. The applicant has submitted a concurrent application for a local floodplain development permit for the addition of the necessary fill for

development of individual lots, FP-16-00555. The permit is for the grading work required within the regulatory floodway fringe and the Floodplain Overlay District for the construction of public improvements and preliminary grading of the residential lots. This permit notes that separate individual permits will be required for the construction of residential structures and improvements on Lots 1 and 2, Block 1 and Lots 26, 27, 35, 36, and 37, Block 2.



CONCLUSION

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