



# ADMINISTRATIVE DETERMINATION & CERTIFICATION

## FINAL PLAT

Riverridge Addition No. 4, PF-17-00027

02/09/2017

**PF-17-00027:** Final Plat for Riverridge Addition No. 4, located at 1901 Riverridge Road. Submitted by CFS Engineers, for Larry and Linda Copp, 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 is being platted into two lots with easement dedications on the new lot and new lot line.
- Access to the property will remain on Riverridge Road with both lots having a single access driveway.
- Lot 1 has an existing Single-Dwelling structure and Lot 2 is proposed to have a Single-Dwelling Structure in the future.

### 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-16-00439 Preliminary Plat approved, December 12, 2016 by the Planning Commission.

### OTHER ACTION REQUIRED

- City Commission to accept the dedication of easements provided in the Final Plat of Riverridge Addition No. 4.
- Recordation of final plat at the Douglas County Register of Deeds.
- Application and release of Building Permit 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-16-00439) approved by the Planning Commission. The Planning Director hereby approves the final plat and certifies that the final plat:

- Conforms to the Preliminary Plat previously approved by the Planning Commission.**  
There are no changes on the Final Plat. The general configuration and the total number of lots conform to the approved preliminary plat.
- Satisfies any conditions of approval imposed by the Planning Commission.**  
There were no conditions of approval imposed by the Planning Commission for this subdivision.
- 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.
- 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.
- Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.**



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The final plat is consistent with all final plat requirements of the Subdivision Regulations.

### Site Summary

Gross Area:	65,797 SF; 1.51 AC	
Additional Right-of-Way:	0	
Number of Proposed Lots:	2	
Lot 1	27,862 SF	.64 AC
Lot 2	27,862 SF	.64 AC

### STAFF REVIEW

#### Compliance with preliminary plat

The final plat conforms to the Preliminary Plat [PP-16-00439].

#### Street and Access

Each lot will have one access driveway off Riverridge Road.

#### 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 Riverridge Road. 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.