



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Walnut Addition, PF-16-00247

March 3, 2017

PF-16-00247: Final Plat for Walnut Addition, a 7 lot subdivision located 775 Walnut Street. Submitted by Grob Engineering Services LLC, for Lawrence Habitat for Humanity, 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

- The subject property contains one parcel, which is undeveloped. This plat proposes to subdivide the lot into 7 residential lots.

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-16-00057; Preliminary Plat for Walnut Addition, approved by the Planning Commission on April 25, 2016.

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-16-00057) 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:

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 on April 25, 2016.

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

The Final Plat contains the same dedications as the Preliminary Plat with the addition of a utility easement along the east lot line of Lot 2 and the west lot line of Lots 3 and 4. Acknowledgement of dedications as shown on the final plat is scheduled to be heard by the governing body and is an action required for approval.

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.



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5. 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.

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

The property is zoned RS-7 (Single-Dwelling Residential) District and all lots exceed the minimum 7,000 square foot lot area requirement. The property is not located in the regulatory floodplain. The majority of the property is within 1,000 feet of the levee and the developer will need to obtain a Corps permit prior to construction.

Compliance with preliminary plat

The final plat conforms to the Preliminary Plat [PP-16-00057].

Access

The subject property is located on the northwest corner of N 8th Street and Walnut Street. Both streets are classified as local streets. Lot 1 and Lot 2 will take access from Walnut Street, while Lots 4-7 will take access from N 8th Street. Lot 3 can potentially take access from either street.

Easements And Rights-of-Way

The utility and drainage easements shown on the Preliminary Plat are also provided on the Final Plat. The Final Plat adds a 15' utility easement along the east lot line of Lot 2 and the west lot line of Lots 3 and 4 (Figure 1).

The subject property is bound by N 8th Street to the east and Walnut Street to the south. Both streets are classified as local streets and require 60' of right-of-way per Section 20-810(e)(5)(i) of the Land Development Code. The existing right-of-way is 60'; therefore, no additional right-of-way is required.

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 located in both street rights-of-way are available to the proposed lot.

Public Improvements

Public improvements are not required for development of the proposed lot.

Master Street Tree Plan

The standards of Section 20-811(g) are met with the Master Street Tree Plan. Walnut Street will have 6 street trees, and N 8th street will have 8 street trees. Street trees will be coordinated with the site plan for this property as development applications are finalized.



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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, subject to conditions.

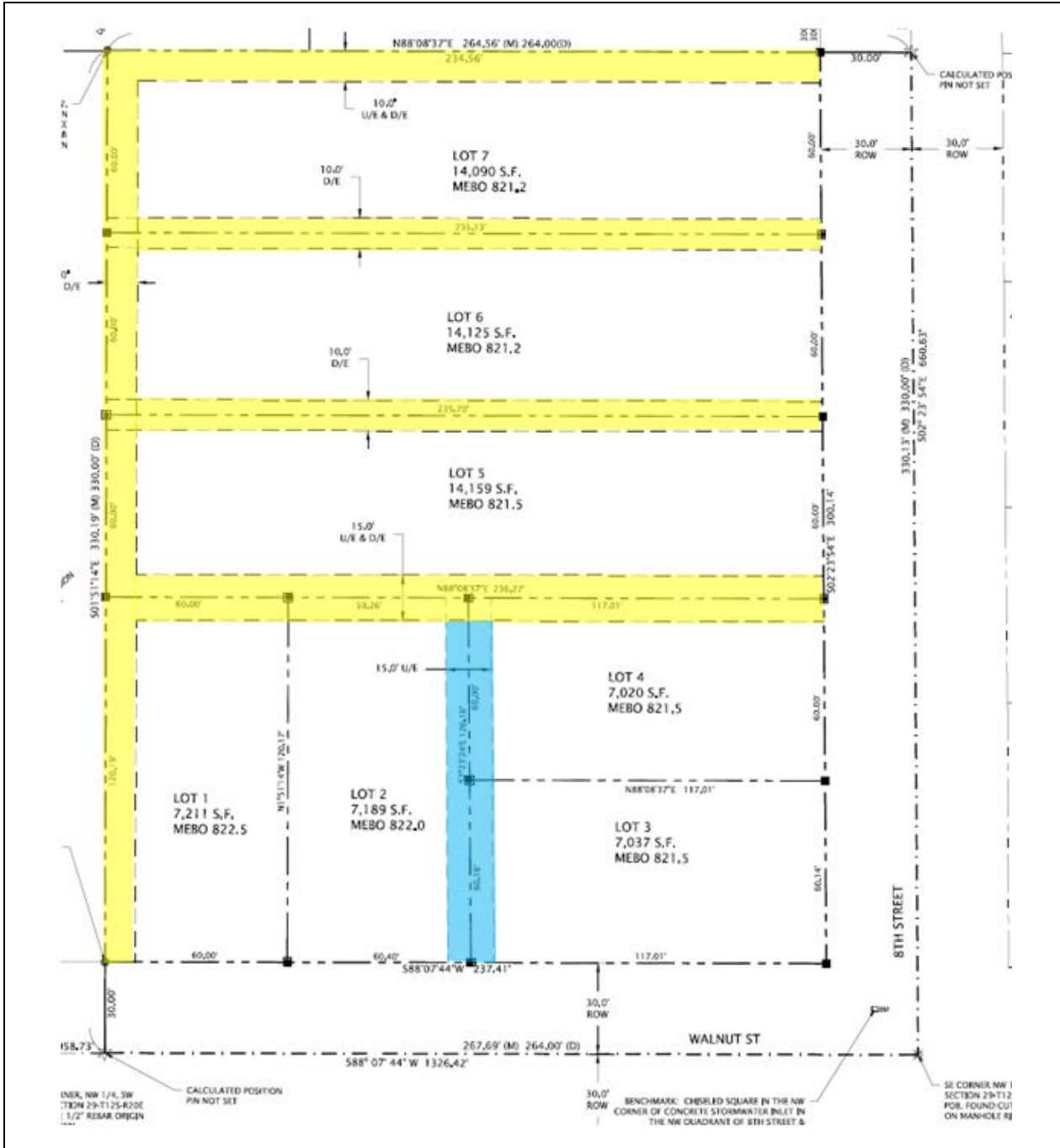


Figure 1. Utility and drainage easements highlighted yellow = easements shown on Preliminary Plat
blue = easements proposed with Final Plat)



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