



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

MERCATO ADDITION

May 9, 2017

PF-17-00182: Final Plat for Mercato Addition, a one-lot subdivision on approximately 3.19 acres located at the southwest corner of the intersection of George Williams Way and Rock Chalk Drive. Submitted by Landplan Engineering, PA, for Kentucky Place, LC; Sojac Land Company, LC; Tanglewood L.C.; Scotsdale Properties, LC; JDS Kansas, LC; TAT Land Holding Company, LC; and Venture Properties, Inc.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Final Plat based upon the certification in the body of this report subject to the following conditions:

1. Provision of a revised executed Master Street Tree Plan, written and graphic, to utilize smaller species along frontages with overhead electric lines.
2. Provision of a revised final plat with the following changes:
 - a. Dedication of 40 ft of right-of-way at the intersection of Rock Chalk Drive and George Williams Way, per the City Engineer's approval, to accommodate future intersection improvements.
 - b. Revision of legal description to reflect the additional right-of-way.

KEY POINTS

- Platting is required prior to development of the property.
- This plat represents Phase 1 of the Mercato development which was included in the Mercato Addition Preliminary Plat, PP-17-00010. Final Plats will be submitted for other portions of the property as development is proposed.

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-17-00010 Preliminary Plat for Mercato Addition, approved by the Planning Commission on March 15, 2017 subject to conditions of approval. These conditions of approval have been met.
- SP-17-00180; Site Plan for a 112 room hotel on the subject property. The site plan is under administrative review and approval will be contingent upon the recording of the Final Plat.

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of right-of-way and vacation of drainage easement as shown on the final plat.
- Submittal of Public Improvement Plans and means of assurance of completion for the extension of sanitary sewer and water mains to serve the property.
- Recording of the final plat at the Douglas County Register of Deeds.
- Administrative review and approval of site plan. Following approval, the site plan will be released to Development Services for processing of building permits.
- A building permit must 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-17-00010) 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 with the exception of 40 ft of right-of-way that is being dedicated near the intersection of Rock Chalk Drive and George Williams Way to accommodate future improvements to the intersection. This additional dedication is a minor adjustment to the 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 required for this development include the extension of sanitary sewer mains and water mains to serve the property. The Public Improvement Plans and the means of assurance of completion shall be provided to the City Utilities Department and approved prior to the recording of 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.

STAFF REVIEW

Compliance with preliminary plat

The final plat conforms to the Preliminary Plat [PP-17-00010].

Street and Access

The subject property is bounded on the east by George Williams Way, which is classified in the City Major Thoroughfares Map as a Collector Street, and on the north by Rock Chalk Drive, which is classified as a Local Street. In addition, Mercato Terrace, a Local Road, will be installed along the south side of the property to the west property line. The site plan shows access being taken directly to Rock Chalk Drive and to George Williams Way via Mercato Terrace. These access points will be established with the approved site plan.

Easements and Rights-of-way

The proposed final plat includes the same easements and rights-of-way as were shown on the Preliminary Plat. However, the City Engineer indicated that 40 ft of right-of-way near the intersection of Rock Chalk Drive and George Williams Way should be provided to allow for future intersection improvements, such as a roundabout, as the area develops. This additional right-of-way should be shown on the plat.

Utilities and Infrastructure

Sanitary sewer and water mains are located in the area but will need to be extended to serve the subject property. Public Improvement Plans will be required for this extension.

Public Improvements

Public improvements are required for the extension of waterline and sanitary sewer main extensions to serve this property and for the construction of Mercato Terrace to the west property line. Public Improvement Plans and the means of assurance of completion of improvements must be approved by the City Utilities and Public Works Departments prior to the recording of the Final Plat.

Master Street Tree Plan

The Master Street Tree Plan submitted with the application meets many of the standards in Section 20-811(g) of the Subdivision Regulations but will need to be revised to include smaller species trees along street frontage with overhead electric wires.

CONCLUSION

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