



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Fambrough Addition, PF-17-00162

May 23, 2017

PF-17-00162: Final Plat for Fambrough Addition, a one lot non-residential subdivision including the dedication of right-of-way for the realigned Fambrough Drive. The subdivision is located on the southwest corner of Mississippi Street and the current Fambrough Drive alignment. Submitted by Landplan Engineering, for the University of Kansas, 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 subject to the approval and execution of the Construction and Access Agreement by the City of Lawrence, University of Kansas and the Developer of the Here at Kansas LLC.

KEY POINTS

- The primary purpose of the Final Plat is the dedication of new right-of-way for the realignment of Fambrough Drive.
- The property owner is the University of Kansas.
- The reason for the project is the facilitation of off-street off-site parking for HERE @ Kansas.
- Approval for the first phase of the surface parking has been completed with the approval of the Final Development Plan and the Final Plat of HERE 2nd Addition.
- The realignment creates a new parcel (Lot 1, Block 1) located between the existing and new Fambrough Drive rights-of-way.
- The project is a joint public/private partnership that includes the City of Lawrence, University of Kansas and HERE @ Kansas to facilitate the construction of an off-site surface parking lot between Mississippi Street and Illinois Street on the north side of the current Fambrough Drive street alignment.

SUBDIVISION CITATIONS TO CONSIDER

- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2012.

ASSOCIATED CASES

1. Z-16-00310; RM32 and U-KU to RM32-PD. (Approved as RM12D-PD).
2. CPA-00309 Amendment to Chapter 14 Oread Neighborhood Plan.
3. PDP-16-00311; Approved by the City Commission on October 18, 2016.
4. FDP-16-00513; Approved Final Development Plan February 21, 2017.
5. PF-16-00512; HERE 2nd Addition administratively approved on February 1, 2017; City Commission accepted easements scheduled for February 21, 2017. Recorded Book 19, Page 72 on March 23, 2017.
6. Future vacation of existing portion of Fambrough Drive.

OTHER ACTION REQUIRED

- City Commission acceptance of rights-of-way and easements as shown on the final plat.
- 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.
- Execution of a "Construction and Access Agreement" between the City of Lawrence, the University of Kansas, and HERE @ Kansas LLC.
- Recordation of final plat at the Douglas County Register of Deeds.

Site Summary

Gross Area:	1.33 Acres
Additional Right-of-way:	.803 Acres (34,978.68 SF)
Number of Proposed Lots:	1 (.527 Acres; 22,971 SF)

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 Development Plan (PDP-16-00311). 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 Development Plan. The Preliminary Development Plan acted as the Preliminary Plat.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The City Commission approved the Preliminary Development Plan on October 18, 2016 following the Planning Commission consideration and recommendation on September 26, 2016. There were no conditions of approval that related to subdivision standards or requirements.
- (iii). **Includes the same dedications subject to only minor technical adjustments as described in Section 20-809 (m)(2)(i)(a) through (d).**
The final plat includes the same dedications approved by the City Commission and as shown on the approved Preliminary and Final Development Plans for this property.
- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
This project includes the realignment of Fambrough Drive – a significant public improvement. The project is a coordinated effort with the City of Lawrence, University of Kansas and the developer of the HERE @ Kansas mixed use project. Appropriate agreements and guarantees are required for this project. The applicant has submitted public improvement plans for review. Plans are in the review/approval process with the City.
- (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

The location of this project is west of Mississippi Street and north of Memorial Stadium. The project includes land owned by the University of Kansas. The realigned Fambrough Drive will be dedicated as a City street when completed. When constructed, a portion of the existing Fambrough Drive west of Mississippi will be vacated and incorporated into the adjacent properties owned by University of Kansas and the Endowment Association. The first phase of the project was initiated with the Final Plat of Here 2nd Addition.

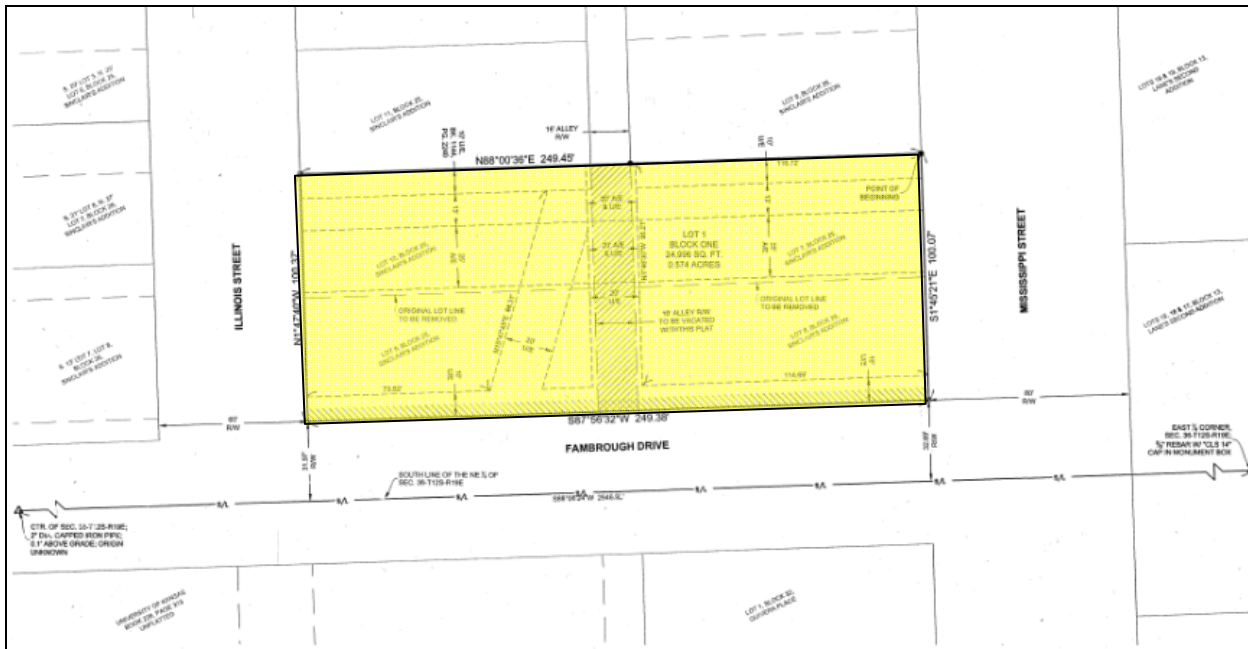


Figure 1: Here 2nd Addition

The final plat consolidated lots, vacated a portion of the alley and dedicated new utility and access easements across the property. The project left the existing Fambrough Drive alignment intact. This next phase will retain the current Fambrough Drive during construction then once complete the "old" right-of-way can be vacated.

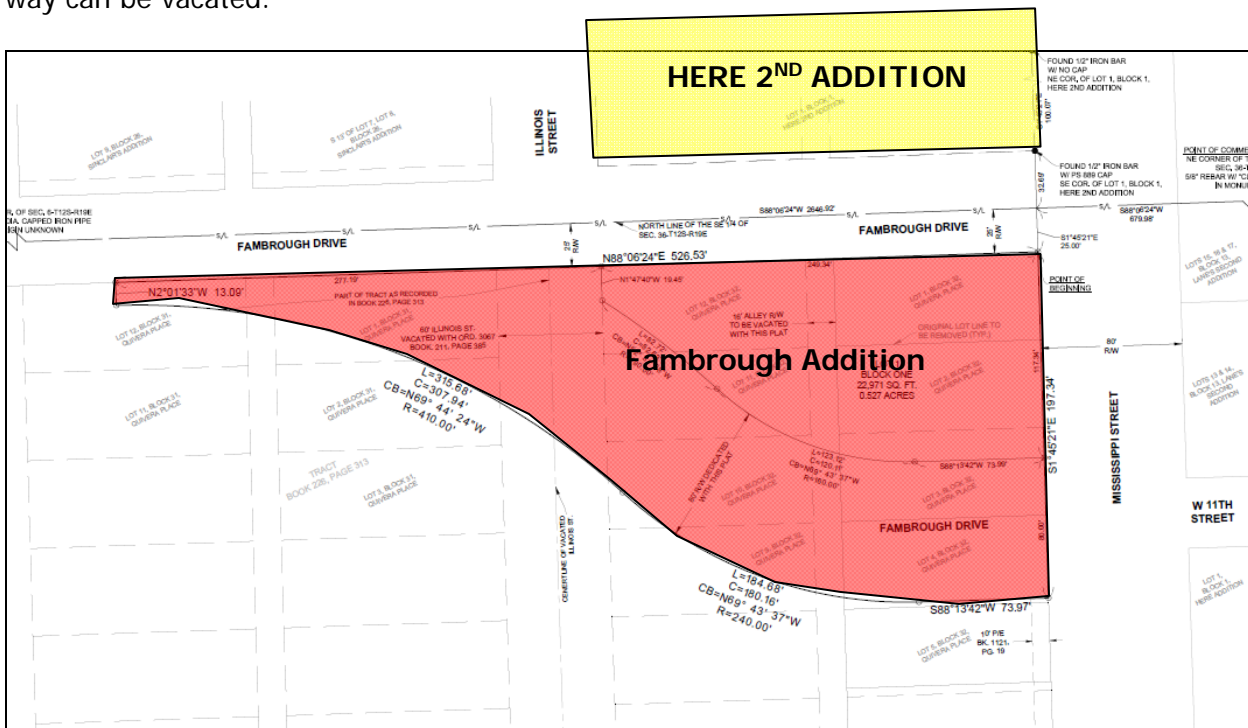


Figure 2: Proposed Final Plat Fambrough Addition

The final plat conforms to the approved Preliminary Development Plan that also acts as a Preliminary Plat in the development review process.

A key feature of this project is the dedication of new right-of-way to accommodate a realigned Fambrough Drive. The new alignment creates a new lot between the existing and proposed rights-of-way. Access to the new lot will be accommodated from either Fambrough Drive or Mississippi Street. The review of the development plan included assessment of access to the University of Kansas property located on the south side of the new alignment. Public improvement plans include reconstruction of access to the north side of Memorial Stadium from the new street alignment.

The final plat shows the proposed dedication of right-of-way for the realigned Fambrough Drive. Easement is not proposed. Generally, if a utility must cross University property, the utility company executes a separate agreement with the University in lieu of utilizing easements.

Figure 4: Proposed vacation of alley

Utilities and Infrastructure

The utilities and infrastructure being provided with the final plat coincide with those proposed on the Preliminary and Final Development Plans.

Public Improvements

Public Improvement Plans for these improvements have been submitted for this project and are currently being reviewed. A guarantee for construction will be required from the developer and will be needed prior to recording of the Final Plat.

Master Street Tree Plan

The Master Street Tree Plan and graphic must include the required number of trees along all existing and proposed streets.

CONCLUSION

This final plat is consistent with the planned development of the property. Staff is working with the applicant and the University of Kansas regarding the execution of a temporary construction and access easement that is required for this project. Approval of the final plat is subject to the execution of this agreement.