



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

PAXTON PLACE ADDITION

June 2, 2017

PF-17-00204: Final Plat for Paxton Place Addition, a two lot residential subdivision, on approximately 49 acres located at the southeast corner of W. 31st St and Michigan St. (future address of 1101 W 31st St). Submitted by BG Consultants, for Castle Rock 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 subject to the following condition:

1. Provision of a revised Master Street Tree Plan, written and graphic, per Planning approval prior to the recording of the Final Plat.

KEY POINTS

- Platting is required prior to development of the property.
- Access to the property on W 31st Street is restricted to permit only limited fire/medical access if needed.

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-16-00544: Preliminary Plat for Paxton Place Addition approved by the Planning Commission on February 22, 2017.
- Z-16-00306: rezoning of approximately 30 acres from County A (Agricultural) District to RM15 (Multi-Dwelling Residential District) with a maximum permitted density of 15 dwelling units per acre. Approved by the City Commission on November 1, 2016 with adoption of Ordinance No. 9298.
- Z-16-00307: rezoning of approximately 25.13 acres from County A (Agricultural) District to RM15-FP (Multi-Dwelling Residential with Floodplain Management Regulations Overlay) District. Approved by the City Commission on November 1, 2016 with adoption of Ordinance No. 9299.
- A-16-00305: annexation of approximately 55 acres into the City of Lawrence. Approved by the City Commission on November 1, 2016 with adoption of Ordinance No. 9297.

OTHER ACTION REQUIRED

- City Commission acceptance of dedications of right-of-way and easements as shown on the final plat.
- Submittal and approval of Public Improvement Plans and means of assurance of completion for public improvements needed to serve the development.
- Recording of the final plat at the Douglas County Register of Deeds.
- Submittal of site plan for administrative review.
- Floodplain Development Permit, to be processed administratively, must be obtained prior to the release of the site plan to Development Services.
- Application submittal and issuance 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-16-00544) 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 with the exception that a drainage easement has been added for the floodplain. This easement will provide additional protection to the regulatory floodplain, which is classified in Section 20-810(k) of the Subdivision Regulations as an Environmentally Sensitive Land.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The conditions of approval with the Preliminary Plat were met with revisions to 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 following exceptions:
 - Inclusion of the area within the floodplain in a Drainage Easement. This easement will provide additional protection for the floodplain, Environmentally Sensitive Land, by restricting development within this area as required in Section 20-810(k) of the Subdivision Regulations. In staff's opinion, the addition of this protective easement is minor enough to be processed with the final plat.
 - Relabeling the 20 ft wide easement for the existing sanitary sewer main crossing the property from a Utility Easement to a Sanitary Sewer Easement, to clarify it is an exclusive easement, as required by the City Utilities Department.
- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
It will be necessary to extend the sanitary sewer main for this development and Public Improvement Plans and means of assurance of completion shall be submitted for approval prior to the final approval 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-16-00544].

Street and Access

The property is bounded on the north by W 31st Street, classified in the Major Thoroughfares Map as a Principal Arterial; on the west by Michigan Street, a Minor Arterial; and on the south by the K-10/SLT Highway, which is classified as a Freeway. Access to the property will be provided on Michigan Street. Access is not permitted on W 31st Street, with the possible exception of emergency Fire/Medical access if required by the Fire Code Official. This is shown and noted on the plat.

Easements and Rights-of-way

The proposed final plat includes the easements and rights-of-way as shown on the Preliminary Plat and also includes a drainage easement for the area within the regulatory floodplain. The easement includes a portion of the additional area rezoned to the –FP Overlay District with the annexation (Figure 1). The dedication of a drainage easement over the floodplain ensures that there will be no structures within the floodplain. The site contains Environmentally Sensitive Lands in the form of regulatory floodplain and stands of mature trees. The Subdivision Regulations require protection of these sensitive areas through the placement in a tract or easement with the platting of residential properties. The regulations limit the area that can be required to be protected to no more than 20% of the total site; however additional area can be protected if the property owner desires. The floodplain is listed as a higher priority sensitive land than the mature trees, therefore the floodplain was placed in a drainage easement. Approximately 17 acres of floodplain are included in the drainage easement, or about 34% of site.

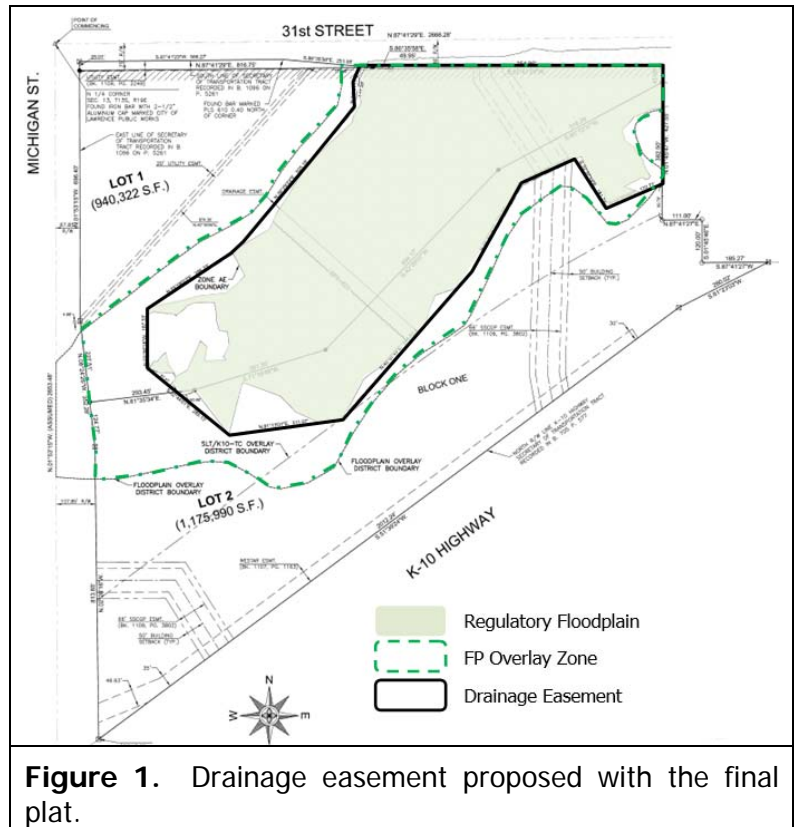


Figure 1. Drainage easement proposed with the final plat.

Utilities and Infrastructure

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

Public Improvements

Public improvements necessary for development of the proposed lot include the extension of sanitary sewer mains to serve the development.

Master Street Tree Plan

The Master Street Tree Plan provided the required number of trees per Code; however, changes are required due to site specific conditions. Smaller species should be included and noted for planting along W 31st Street due to the location of the overhead power lines. Water tolerant species should be included and noted for planting where the property is encumbered with the floodplain. The written and graphic plans should be revised with these changes.

CONCLUSION

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