



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Links at Kansas 2nd Addition

September 19, 2018

PF-17-00615: Final Plat for The Links at Kansas, 2nd Addition, a one-lot residential subdivision containing approximately 20.80 acres, located in the northeast corner of the intersection of Rock Chalk Drive and George Williams Way. Submitted by Blew & Associates, PA, for Links at Kansas Phase II, 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. The applicant shall provide the following executed Agreements Not to Protest the Formation of Benefit Districts to the Planning Office for recording prior to the recording of the Final Plat:
 - a. Street and sidewalk improvements for Queens Road.
 - b. Street and sidewalk improvements for George Williams Way.
 - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
 - d. Intersection improvements, geometric and signalization, for Queens Road and W 6th Street.
 - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.

KEY POINTS:

- The subject property is zoned RM12-PD (Multi-Dwelling Residential with a Planned Development Overlay) District. A condition was applied to the RM12-PD zoning to limit the maximum density to no more than 6 dwelling units per acre.
- The project is being developed in two phases. The first phase included the construction of Rock Chalk Drive through the project to connect Queens Road on the east to George Williams Way on the west. Apartments on the east side of the property were constructed as part of Phase 1. The second phase includes the apartments along George Williams Way.
- A key component to this project is the protection of the woodland in the center of the property. The property was rezoned to a multi-dwelling district to allow the clustering of residences to reduce the impact on the woodland.
- Public improvement plans and the means of assurance of completion have been provided to the City and have been approved.

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective January 1, 2007 as amended January 10, 2012.

ASSOCIATED CASES

- FDP-17-00616: Final Development Plan for The Links at Lawrence, Phase II. The plan is currently under administrative review.
- PF-15-00239: Final Plat for The Links at Kansas, 1st Addition; approved administratively on March 28, 2016. Dedications of easements and rights-of-way accepted by the City Commission on April 12, 2016. This plat included property within in Phase 1.
- FDP-15-00240: Final Development Plan for The Links at Lawrence, KS Phase 1; approved administratively on September 9, 2016 and recorded on October 18, 2016.

- PDP-14-00171: Preliminary Development Plan for The Links at Lawrence, KS; approved by the City Commission on August 26, 2014.
- Z-11-28A-07 & Z-11-28B-07: Rezoning requests from A (Agricultural) to RM12-PD (Multi-Dwelling Residential District with a Planned Development Overlay). Approved by the City Commission on February 26, 2008 and adopted with Ordinance Nos. 8226 and 8227.
- A-11-07-07: Annexation of approximately 81.13 acres; approved by the City Commission on February 26, 2008.

OTHER ACTION REQUIRED

- Placement of final plat on the City Commission agenda for acceptance of dedications as shown on the final plat.
- Recording of final plat with the Douglas County Register of Deeds Office.
- Administrative approval of final development plan for phase 2 and recording of the plans with the Douglas County Register of Deeds Office.
- Application for and release 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(m) of the Subdivision Regulations and is consistent with the Preliminary Development Plan (PDP-14-00171) approved by the City Commission on August 26, 2014.

The Planning Director hereby approves the final plat and certifies that the final plat:

a) Conforms to the Preliminary Plat previously approved by the Planning Commission.

The final plat conforms to the approved preliminary development plan noted above.

b) Satisfies any conditions of approval imposed by the Planning Commission.

The Preliminary Development Plan was approved subject to the following condition:

1. Agreements not to protest the formation of a benefit district must be executed by the applicant and provided to the planning office before recording of the final development plan for the following:
 - a. Street and sidewalk improvements for Queens Road.
 - b. Street and sidewalk improvements for George Williams Way.
 - c. Geometric intersection improvements for Queens Road and Wakarusa Drive.
 - d. Intersection improvements, geometric and signalization, for Queens Road and W 6th Street.
 - e. Intersection improvements, geometric and signalization, for George Williams Way and Rock Chalk Drive.

The final plat meets the condition of approval imposed with the approval of the preliminary development plan. The final plat notes that these agreements will be recorded and includes spaces for the recording book and page number for each agreement.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(i)(a) through (d).

The final plat contains the same dedications as the preliminary development plan with the following technical adjustments:

- Utility easements are being dedicated to provide utilities to the various structures proposed on the property. The exact location of the utilities was determined through the completion of the public improvement plans and the easements were revised to reflect these changes.
- The pedestrian easement is being revised near the connection with Rock Chalk Drive to include the changes made during the design of the walkway to accommodate the slope change.

d) Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.

Public improvement plans and means of assurance of completion for utility main extensions have been submitted and approved.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a Final Plat.

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

STAFF REVIEW

The subject property is being platted to accommodate the second phase of the Links at Lawrence development. This development will include multi-dwelling residences and a nine-hole executive golf course. The subject plat includes one lot for multi-dwelling residential development and open space.

ACCESS

Rock Chalk Drive was extended through the property from Queens Road to George Williams Way with the first phase of this project. All access for property within Phase 1 occurs on Rock Chalk Drive; no access is provided on Queens Road. The subject phase, Phase 2, will have access to Rock Chalk Drive and to George Williams Way.

UTILITIES

Utilities are available in the area and will be extended to serve this development. Public improvement plans have been submitted and approved.

MASTER STREET TREE PLAN

The master street tree plan provides trees and species in compliance with the Subdivision Regulations.

CONCLUSION

The final plat will create one lot for multi-dwelling residential development and open space. Right-of-way for the adjacent roadways was dedicated with the plat for Phase 1, Links at Kansas, 1st Addition. George Williams Way has been constructed and Rock Chalk Drive is in the final stages of construction. With the noted conditions, the final plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.