



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

MERCATO 2ND Addition

October 4, 2018

PF-18-00337: Final Plat for Mercato 2nd Addition, a commercial subdivision containing a 20.906 acre lot, a 0.243 acre tract and associated right-of-way. The property is located in the southeast corner of the intersection of Rock Chalk Drive and E. 902 Road (Renaissance 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; Venture Properties, Inc., and LMH Board of Trustees, property owners 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 conditions:

1. Public improvement plans and the means of assurance of completion of the improvements shall be provided by the applicant and must be approved and accepted by the City prior to the recording of the final plat with the Douglas County Register of Deeds Office.
2. The recording of the final plat shall not occur until the right-of-way for Renaissance Drive has been deeded to the City by KDOT and the excess right-of-way released to the adjacent property owners.

PROJECT SUMMARY

Mercato 2nd Addition is the plat for the second phase of development in the Mercato development, located in the northeast corner of the intersection of KS Highway 10 and W 6th Street. A 20.76 acre lot, Lot 1, is being platted for development of a Lawrence Memorial Hospital medical facility. KDOT has agreed to transfer right-of-way on the east side of E. 902 Road (Renaissance Drive) to the City and release the excess right-of-way to the adjacent property owners. Tract A was created to include this excess right-of-way where it is not within the boundary of Lot 1. Tract A is not required for utility or other purposes and as development projects come forward for the adjacent property, the area within this tract may be included in a lot. A drainage easement and a utility easement that will serve this development but are outside the limits of this plat are being dedicated by separate instrument. These easements are shown on the plat and the recording book and page number will be added when the easements are recorded. In addition, right-of-way is being platted for the construction of Entrada Drive and Mercato Drive, to provide access to Lot 1 from 6th Street.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES

- SP-18-00221: Site Plat for Lawrence Memorial Hospital medical facility on Lot 1. Currently under administrative review.
- PP-18-00028: Preliminary Plat for Mercato 2nd Addition, a five-lot subdivision. Approved by the Planning Commission on May 23, 2018.
- 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. Approved administratively on May 9, 2017.

- PP-17-00010: Preliminary Plat for Mercato Addition, approved by the Planning Commission on March 15, 2017.

OTHER ACTION REQUIRED

- Provision of executed off-site easements and recording fee to planning staff so they can be recorded with the final plat.
- Placement of the final plat on the City Commission agenda for acceptance of dedications of easements and rights-of-way as shown on the Final Plat.
- City approval of submitted public improvement plans and submittal of the means of assurance for completion of said improvements.
- Renaissance Drive right-of-way deeded to the City and the excess right-of-way released to the adjacent property owners by KDOT prior to recording of the final plat.
- Recording of the final plat with the Douglas County Register of Deeds Office.
- Administrative approval of site plan prior to development of the property.
- Application for and release of building permits prior to development activity.

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 plat (PP-18-00028) approved by the Planning Commission on May 23rd, 2018 with the following minor technical changes:

- Increase in the area of Lot 1 from 20.071 acres to 20.906 acres, due to the release of the excess right-of-way for Renaissance Drive.
- Removal of drainage easement in northwest corner of Lot 1. An easement is not required as the detention pond will serve only Lot 1 and will not detain off-site stormwater.
- Realignment of a portion of the utility easement along Rock Chalk Drive 15 feet to the south to accommodate protection of the existing trees along Rock Chalk Drive.
- Addition of a 15 foot wide landscape easement along Rock Chalk Drive to accommodate protection of the existing trees.
- Addition of internal utility easements required with the public improvement plans.
- Renaming the street connecting Mercato Drive to W 6th Street from Mercato Lane to Entrada Drive, per State addressing guidelines on similar street names.

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 plat as noted above.

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

The Planning Commission approved the preliminary plat subject to the condition that a 5 ft wide sidewalk be added along the east side of Renaissance Drive. This was added to the preliminary plat. Final plats do not show sidewalks, as they are intended to define lots, rights-of-way, and easements; but it will be required with future development plans as shown on the approved preliminary plat.

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

The plat includes the same proposed dedications with the following technical adjustments:

- The drainage easement proposed in the northwest corner of Lot 1 with the preliminary plat is not required as the detention pond is not intended to detain off-site stormwater.
- A portion of the utility easement along Rock Chalk Drive is being relocated 15 feet to the south to accommodate protection of the existing trees along Rock Chalk Drive. A landscape easement is being added in this location to accommodate the protection of the existing trees.
- Addition of internal utility easements to accommodate public improvements required with this project.
- Internal utility easements have been added to accommodate utilities required with the public improvement plans.

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 must be submitted and approved prior to the recording of the final plat.

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 development of a medical facility. Street right-of-way is being dedicated so that access can also be provided to the site from W 6th Street. These streets and Renaissance Drive (E. 902 Road) will be constructed or improved to city collector street standards. KDOT will deed right-of-way for Renaissance Drive to the City and release the excess right-of-way to the adjacent property owners. The excess right-of-way is incorporated into Lot 1 and the portion outside the lot's southern boundary is being platted as Tract A. This tract can be retained, or can be included as part of a lot when the adjacent property is platted.

ACCESS

Lot 1 will have direct access to the adjacent streets, Rock Chalk Drive to the north and Renaissance Drive to the west. Entrada Drive and Mercato Drive are being constructed as part of this project to connect Renaissance Drive to W. 6th Street. Entrada Drive at W. 6th Street has limited access: right-in and right-out only.

UTILITIES

Utilities are available in the area to serve this property. Public improvement plans for the extension of public mains have been submitted and are currently under review.

MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 ft of lot frontage. Street trees are required for Lot 1 and Tract A with this plat. Street trees for the remainder of Renaissance Drive, Mercato Drive and Entrada Drive will be required when the adjacent properties are platted. The plan lists the required number of street trees for Lot 1 along Rock Chalk Drive, but notes that existing trees will be used to meet the requirement. The master street tree plan is compliant with Section 20-811(g) of the Subdivision Regulations.

CONCLUSION

The final plat will create one to allow the development of the property. The final plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.