



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

HERITAGE TRACTOR SUBDIVISION

FEBRUARY 26, 2019

PF-19-00014: Final Plat for Heritage Tractor Subdivision, a one-lot commercial subdivision on approximately 4.02 acres located at 1110 E. 23rd Street. The plat was submitted by Area Surveyors for Muth Properties, LLC, 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 condition:

1. A revised master street tree plan shall be provided to the Planning Office for approval prior to the recording of the final plat.

PROJECT SUMMARY

In 2018, a fire destroyed the Heritage Tractor dealership at 1110 E. 23rd Street. The owner decided to rebuild at the same location; however, the property had never been platted. It is necessary to plat the property at this time, due to the scope of the project which includes the construction of a new building for the dealership. Platting is the first step in the redevelopment of the property. A site plan has also been submitted for the new facility and is currently under review.

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

- SP-18-00439: Site plan for redevelopment of the site to replace the farm implement/machinery dealership. The site plan is currently under review. Administrative action on the site plan is contingent upon the platting of the property.
- PP-18-00440: Preliminary Plat for Heritage Tractor Subdivision. Approved by the Planning Commission on November 14, 2018.

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of rights-of-way and easements shown on the final plat.
- Recording of the final plat with the Douglas County Register of Deeds.
- Administrative approval and release of site plan to Development Services for processing of building permits.
- Building permits must be obtained prior to development of site.

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-18-00440) approved by the Planning Commission on November 14th, 2018 with the following minor technical changes:

- A 15 foot wide utility easement has been added along the west side of the property.

The utility easement along the east property line was intended to accommodate the extension of a water main from the east to create a looped water system. The applicant was unable to

obtain that easement and has revised the plat to add a utility easement along the west property line to accommodate the reconfigured system.

- The preliminary plat included 75 feet of right-of-way from the centerline of E. 23rd Street. This right-of-way has been altered slightly with the final plat to align with the right-of-way which was granted as part of KDOT Condemnation Case No. 15946.

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 with the revised utility easement and right-of-way as noted in the section above.

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

The Planning Commission approved the preliminary plat without conditions.

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:

- A 15 foot wide utility easement has been added along the west property line to accommodate the revised looped water system.
- The right-of-way width has been varied slightly to align with the right-of-way obtained with KDOT Condemnation Case No. 15946.

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 are not required for the proposed improvements.

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 redevelopment of the property with Heritage Tractor, a farm implement/machinery dealership.

ACCESS

The property currently has two access drives on E. 23rd Street. The lot will continue to have direct access to E. 23rd Street, but the existing western access drive will be closed with the plat.

UTILITIES

Utilities are available in the area to serve this property. Public improvement plans aren't needed for the looped water system; however, the applicant will be required to provide submittals for the construction materials, attend a pre-construction meeting, and pay an hourly inspection fee.

MASTER STREET TREE PLAN

Street trees are required by Code at a ratio of 1 tree per 40 feet of lot frontage. A master street tree plan submitted with the plat listed the frontage inaccurately. A revised master street tree plan shall be submitted to the Planning Office for approval prior to the recording of the final plat.

CONCLUSION

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