



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

LEGEND TRAIL ADDITION NO. 3

March 25, 2019

PF-19-00094: Final plat for Legend Trail Addition No. 3, a one-lot residential subdivision containing approximately 3.47 acres. The property is located in the northwest corner of the intersection of George Williams Way and Lake Estates Drive. Submitted by BG Consultants, Inc. for Castle Rock L.C., 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 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 final plat shall be revised to include the following note:
"The City Engineer approved a waiver from the access standards in Section 20-915(3)(iii) of the Land Development Code to allow an access point on George Williams Way as a second access point necessary for compliance with the Fire Code as there was no other feasible option and the engineer determined the requested waiver would not create a serious detriment to the safety or operation of traffic on the street."

PROJECT SUMMARY

The property is located adjacent to multi-dwelling and duplex residential developments to the north and west. The property is zoned RM12 which permits multi-dwelling structures at a maximum density of twelve dwelling units per acre. To accommodate the proposed residential development, the property is being platted and a site plan has been submitted for review. The preliminary plat was approved by the Planning Commission on January 23, 2019. The final plat is the last step in the platting process.

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

- PP-18-00574: Preliminary plat for Legends Trail Addition No. 3. Approved by the Planning Commission on January 23, 2019.
- SP-19-00073: Site plan for Lake Estates Apartments, a 40 unit multi-dwelling development, on the subject property. Currently under administrative review.

OTHER ACTION REQUIRED

- Placement of the final plat on the City Commission agenda for acceptance of dedications and vacations 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.
- 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-18-00574) approved by the Planning Commission on January 23rd, 2019 with the following minor technical changes:

- Addition of interior utility easements to accommodate the extension of public utility mains to serve the multi-dwelling development.
- Addition of recording information for the school district easement for right-of-way that was vacated by separate instrument.

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 did not impose any conditions of approval upon the 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 exception that an interior utility easements necessary for the extension of sanitary sewer and water mains to serve the development have been added to the final plat. The location of the utility easements wasn't known when the preliminary plat was reviewed; however, the extension of utilities was determined with the site plan for the project.

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 for the extension of the sanitary sewer and water mains to serve the multi-dwelling development and the means of assurance of completion shall 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 as one lot to accommodate a multi-dwelling development. A 40 foot wide easement for right-of-way dedicated to the school district was vacated by separate instrument. The easement and the vacating information is shown on the plat. The adjacent streets have adequate right-of-way; therefore, no new right-of-way is being dedicated.

ACCESS

The lot will take access from Lake Estates Drive to the south and from George Williams Way to the east. Both streets are classified as collector streets on the City's Future Thoroughfares Map. Section 20-915(2)(iii) of the Land Development Code contains the following standard regarding access points on collector streets:

"All driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a non-signalized street or driveway intersection is at least 250 feet from the perpendicular curb face of the intersecting street or driveway."

The property has 150.87 feet of frontage along George Williams Way. The southern portion of the lot is approximately 45 feet from the curb face of Legends Trail for a total distance of 195.87 feet, which is less than the 250 feet required by the access standards.

Section 20-915(e)(3) of the Land Development Code contains provisions for waivers from the access standards. The City Engineer may approve a waiver from the access standards if the engineer determines that the requested waiver will not create a serious detriment to the safety or operation of traffic on the street. This waiver is possible only for infill or redevelopment where no other feasible option exists. The land to the north of the subject property has been developed and shared access with the property to the north is not feasible. The second access is necessary for compliance with the Fire Code. The City Engineer approved a waiver from the access standards based on the criteria listed in Section 20-915(e)(3)(iii) of the Land Development Code allowing an access point on George Williams Way. This waiver should be noted on the plat and will be reported to the Planning Commission. The final location of the access point will be determined with the site plan.

UTILITIES

Utilities to serve this property are available in the area. It will be necessary to extend water and sanitary sewer mains through the property to serve the multi-dwelling structures.

MASTER STREET TREE PLAN

Street trees are provided at a ratio of 1 tree per 40 feet of lot frontage as required by the Subdivision Regulations. Four street trees will be provided along George Williams Way and 19 trees will be provided along Lake Estates Drive.

CONCLUSION

The final plat will create one lot to accommodate the development of the property with multi-dwelling residences. The final plat is in conformance with the standards and requirements of the Subdivision Regulations and the Land Development Code.