Memorandum
City of Lawrence
Planning & Development Services

TO: Lawrence Douglas County Metropolitan Planning Commission
FROM: Sandy Day, Planning Staff
CC: Scott McCullough, Planning and Development Services Director
Date: June 13, 2016
RE: ITEM NO. 6 EXTENSION REQUEST FOR PRELIMINARY PLAT FOR GOING SOUTH ADDITION; 2726 O'CONNELL RD & 2700 BLOCK O'CONNELL RD (SLD)

Extension request for PP-13-00343, a Preliminary Plat for Going South Addition, located at 2726 O'Connell Rd and 2700 Block O'Connell Rd. Submitted by Grob Engineering Services, for Going South LLC and Heart of America, Teen Challenge, Inc., property owners of record.

Attachments: A—Location Map
            B—Extension Request
            C—Preliminary Plat
            D—Staff Report with updates
            E—Planning Commission Minutes
            F—Concept Development Plan

The attached preliminary plat was approved by the Planning Commission on January 27, 2014 by a vote of 8-0-1. There were no conditions of approval related to the Preliminary Plat. Mailed notice of the request for extension/re-approval was sent to all property owners within 200’ in the City limits and 1000’ in the unincorporated area.

Per Section 20-809 (j) of the Development Code, Approval of a preliminary plat by the Planning Commission shall expire 24 months from the date approval was granted, unless a complete application for final plat is submitted by that approval date. Requests for extension maybe considered by the Planning Commission. In the event of expiration then the Preliminary plat must be reconsidered by the Planning Commission.

Staff Discussion:
The property was annexed and zoned in 2013. The Preliminary Plat was approved without conditions. No changes to the area have occurred that impact the proposed development.

Staff Recommendation:
Planning Staff recommends re approval of the 24 month extension of the Preliminary Plat approval for PP-13-00343 to June 20, 2018.
ITEM NO 6: PRELIMINARY PLAT FOR GOING SOUTH ADDITION (SLD)

PP-13-00343: Consider a 2 lot Preliminary Plat for Going South Addition, located at 1338 E 1600 Rd/O’Connell Rd for multi-dwelling residential development. Submitted by Grob Engineering Services, for Going South, LLC, property owner of record.

STAFF RECOMMENDATION:
Staff recommends approval of the Preliminary Plat for Going South Addition.

Reason for Request:
Predevelopment requirement. Planned multi-dwelling residential development.

KEY POINTS
- Platting required as pre-development step.
- Medium density residential development planned for this property.

SUBDIVISION CITATIONS TO CONSIDER
- This application was reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.

ATTACHMENTS
Attachment A: Preliminary Plat
Attachment B: Conceptual Development Plan

ASSOCIATED CASES/ OTHER ACTION REQUIRED
Associated Cases

Other Action Required:
- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements and rights-of-way on the Final Plat.
- Submittal and approval of public improvement plans and provision of means of assurance of completion shall be submitted prior to the recording of the Final Plat.
- Submittal and approval of building plans prior to release of building permits for development.

PLANS AND STUDIES REQUIRED
- Downstream Sanitary Sewer Analysis - The downstream sanitary sewer analysis and cover letter dated December 18, 2013 provided by Grob Engineering Services has been reviewed and is accepted for this project to satisfy the criteria required for the DSSA as outlined in Administrative Policy 76.
Drainage Study - Not provided at this time. Will be required prior to future development of this property.

Traffic Study - Accepted by Staff

PUBLIC COMMENT
Phone calls from public requesting clarification of reason for preliminary plat.

<table>
<thead>
<tr>
<th>Site Summary</th>
<th>10.15 acres</th>
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</thead>
<tbody>
<tr>
<td>Gross Area:</td>
<td></td>
</tr>
<tr>
<td>Additional Right-of-Way (acres):</td>
<td>2.071 - extension of Prairie View Drive to the south and E. 28th Street to the east</td>
</tr>
<tr>
<td>Number of Proposed Lots:</td>
<td>2</td>
</tr>
<tr>
<td>Lot 1</td>
<td>2.988 acres</td>
</tr>
<tr>
<td>Lot 2</td>
<td>5.087 acres</td>
</tr>
<tr>
<td>Total Developable area</td>
<td>8.075 acres (121.125 units maximum development at 15 du/AC)</td>
</tr>
</tbody>
</table>

GENERAL INFORMATION
Current Zoning and Land Use: RM15 (Multi-Dwelling Residential) District; vacant land

Surrounding Zoning and Land Use:
To the north:
PD [Prairie View PRD]; existing duplex development

To the east:
A (County-Agricultural); open space part of O'Connell Youth Ranch group home.

To the south:
A (County-Agricultural); Heart of America, Teen Challenge group home.

To the west:
RS7 (Single-Dwelling Residential); developed subdivision with detached residences.

Figure 1a. Zoning of area.  Figure 1b. Land use in area.
STAFF REVIEW
This property is proposed to be platted as a two lot multi-dwelling residential subdivision. A floodplain development permit is not required for the development of this property. A specific development plan is not proposed at this time. A concept plan is included in the staff report for reference.

Zoning and Land Use
The property has recently been annexed and rezoned in anticipation of future development. A concept plan is provided with this application. This concept plan articulates the intensity of development planned for this property. It does not address in any detail the needs for infrastructure or compliance with minimum Land Development Code Regulations. This plan was also included with the previous annexation and zoning applications to show development intent.

Streets and Access
Approval of this request includes the dedication of additional right-of-way for access to this property. Prairie View Drive will be extended south and intersect with E. 28th Street to be extended east of O'Connell Road.

E. 28th Street will be partially located on adjacent property and will be dedicated by separate instrument. The south ½ of the right-of-way for E. 28th Street should be dedicated prior to the final plat and shown on the face of the final plat with the applicable deed book and page reference.

Full development of this property will require dedication of the remaining street right-of-way. East of Prairie View Drive the subdivision proposes the dedication of only the north half of E. 28th Street. The south half will be dedicated when the adjacent property is developed in the future.

- Public improvement plans will be required for these new streets.

Utilities and Infrastructure
City sanitary sewer and water service lines will need to be extended to serve this property. The developer anticipates that creation of internal easements (within the lots) to serve the development. At this time, a final site plan is not available and the interior system has not been designed.

The applicant has been advised that a drainage study will be required with the submission of a specific development plan. The preliminary plat shows the location of detention ponds across the two lots based on a conceptual development. The applicant is working with the City Stormwater Engineer to assure that design standards are met. At this time, there are no additional easements that are needed for the Stormwater utility plan.

**Easements and Rights-of-way**

As noted above this site will include the dedication of right-of-way and utility easements. The current preliminary plat shows only the boundary streets and easements. As the site plan is fully developed internal easements will be established to coordinate with the planned routes for utility infrastructure.

This preliminary plat includes a 10’ landscape easement east of the proposed 5’ utility easement along O’Connell Road. This dedicated space will accommodate street trees as this property is developed. A type 1 buffer yard will be required along O’Connell Road. This landscape easement can be included in that area with future site specific development.

**Conformance**

The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.
May 16, 2016

Scott McCullough, Director
Lawrence Douglas County Planning Office
City of Lawrence, Kansas
P.O. Box 708
Lawrence, Kansas 66044

Re:   Going South Subdivision
      Request for Extension of Preliminary Plat

Dear Mr. McCullough,

On behalf of the property owners of Going South Subdivision, we respectfully request a 24 month extension to the Preliminary Plat approved by Planning Commission (PC) on January 27, 2014. As the owners and I were not cognizant of the expiration date approaching and now passed, failed to previously provide this request. We hope you will find this request reasonable and acceptable as the preliminary plat was approved by PC on an 8-0-1 vote with little discussion and no conditions of approval.

If you are in need of assistance or require additional information, please do not hesitate to call me at (785) 856-1900.

Very truly yours,

J. Dean Grob, P.E.
Grob Engineering Services, LLC

cc:   Owners, Going South Subdivision
OWNER: Going South LLC - Heath Seitz, President, 1563 E 650 RD, Wakarusa TWP, Kansas 66049

LANDPLANNER: Grob Engineering Services LLC, 3210 Mesa Way, Suite A, Lawrence, Kansas 66049

SURVEYOR: Allpoints Surveying LLP, PO BOX 4444, Lawrence, Kansas 66044

Topography obtained by County Maps and boundary survey performed by Allpoints Surveying 2013.

Existing land use: Undeveloped

Existing zoning: County A; Proposed zoning: RM-15

Proposed land use: Multi Family Residential Development.

Typical soil types: Sogn-Vinland Complex, Kennebec Silt Loam, Oska Silt Clay Loam, Woodson Silt Loam.

This project is not located within the 100 year floodplain per FEMA map #20045C0187D.

Effective date: August 5th, 2010.

All new telephone, cable television and electrical lines must be located underground.

Developer is responsible for the cost of relocation of existing utilities, if necessary to serve the proposed subdivision.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS:

[Legal description text]

THE POINT OF BEGINNING. THE ABOVE CONTAINS 10.15 ACRES, MORE OR LESS.

SITE SUMMARY

GROSS AREA: 10.146 acres

RIGHTS-OF-WAY AREA: 2.071 acres

NET AREA: 8.075 acres

TOTAL NUMBER OF LOTS: 2 Lots

AVERAGE LOT SIZE: 4.037 acres

MINIMUM LOT SIZE: 2.988 acres

MAXIMUM LOT SIZE: 5.087 acres

PROVISIONS OF FINANCING OF ROADS, SEWER, WATER AND OTHER PUBLIC SERVICES

1. The subdivision will have public streets.
2. The subdivision will provide connections to existing City of Lawrence waterlines.
3. The subdivision will provide connections to an existing City of Lawrence sanitary sewer system.
4. Purchasers of the lots in the subdivision will not be subject to special assessments or other costs or fees specific to improvements within the subdivision.
5. Proposed improvements will not depend on a vote, petition or other collective action of property owners in the subdivision.
6. Financing for installation of the public improvements shall be guaranteed by either an escrow deposit or letter of credit.

PROPOSED DETENTION AREA

FINAL SIZING TO BE DONE WITH SITE PLANNING

December 18, 2013

a preliminary plat for

GOING SOUTH ADDITION

LAWRENCE, KANSAS
PC Minutes 1/27/14

ITEM NO. 2 PRELIMINARY PLAT FOR GOING SOUTH ADDITION; 1338 E 1600 RD (SLD)

PP-13-00343: Consider a 2 lot Preliminary Plat for Going South Addition, located at 1338 E 1600 Rd/O'Connell Rd for multi-dwelling residential development. Submitted by Grob Engineering Services, for Going South, LLC, property owner of record.

STAFF PRESENTATION
Ms. Sandra Day presented the item.

Commissioner Liese asked Ms. Day to comment on the League of Women Voter's letter about parking.

Ms. Day said she spoke with Mr. David Woosley, City Traffic Engineer, and his comment was that there was nothing that he saw in the concept plan that was of a public safety concern. She the design was not unlike other multi-family projects.

APPLICANT PRESENTATION
Mr. Dean Grob, Grob Engineering Services, was present for questioning.

PUBLIC HEARING
No public comment.

COMMISSION DISCUSSION
Commissioner Kelly inquired about the lack of right-of-way to the east of the property. He said 28th Street appeared to be stubbed out to the east.

Ms. Day said the north half of the right-of-way was provided with this plat. The south half of the right-of-way would be provided when the adjacent property came into the city and was intended for development. She said the full piece of right-of-way needed to be provided with this project upfront because there needed to be two points of access. She said the access points were 28th Street on the south side and through Prairie View Drive. She stated 28th Street was a future collector street. She showed the streets on the overhead map. She said the drainage would have to be managed with some sort of culvert or bridge over some of the tributary.

Commissioner Josserand asked if Planning Commission would see the final plat.

Ms. Day said no, Planning Commission would not see the final plat.

Commissioner Josserand expressed concern about the distance between some of the units and adequate parking. He requested staff take a look at the issue because it could cause problems of some type.

Commissioner Liese inquired about formally expressing Commissioner Kelly and Josserand's concerns.

Mr. McCullough said the minutes would reflect their concerns. He said it was fairly conventional in terms of the layout but that a closer look could be taken based on their comments.

ACTION TAKEN
Motioned by Commissioner von Achen, seconded by Commissioner Graham, to approve the Preliminary Plat for Going South Addition, located at 1338 E 1600 Rd/O'Connell Rd.

Motion carried 8-0-1, with Commissioner Culver abstaining.
Found: 1/2" bar w/cap "KS LS 1273" 0.06' West & 0.27" South of calculated position.