

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM**

PC Staff Report
1/27/14

ITEM NO 2: 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 is being 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

- A-13-00291; annexation of 10.684 acres. Planning Commission recommended approval on 11/18/13, City Commission approved on 12/10/2013
- Z-13-00290 A to RM15. Planning Commission recommended approval on 11/18/13, City Commission approved on 12/10/2013

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.

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

GENERAL INFORMATION

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

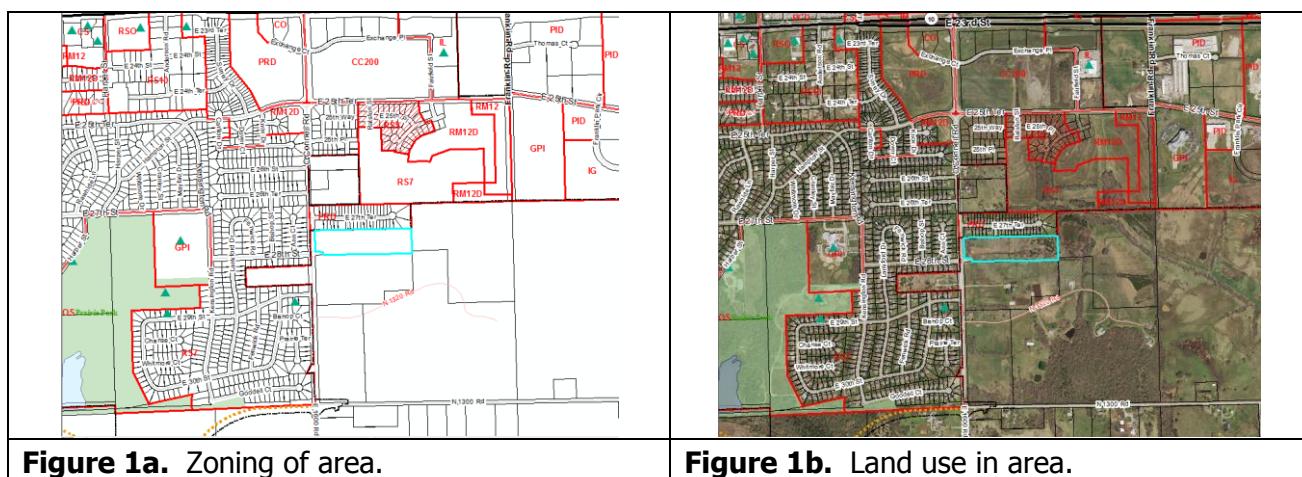
Surrounding Zoning and Land Use:

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.



STAFF REVIEW

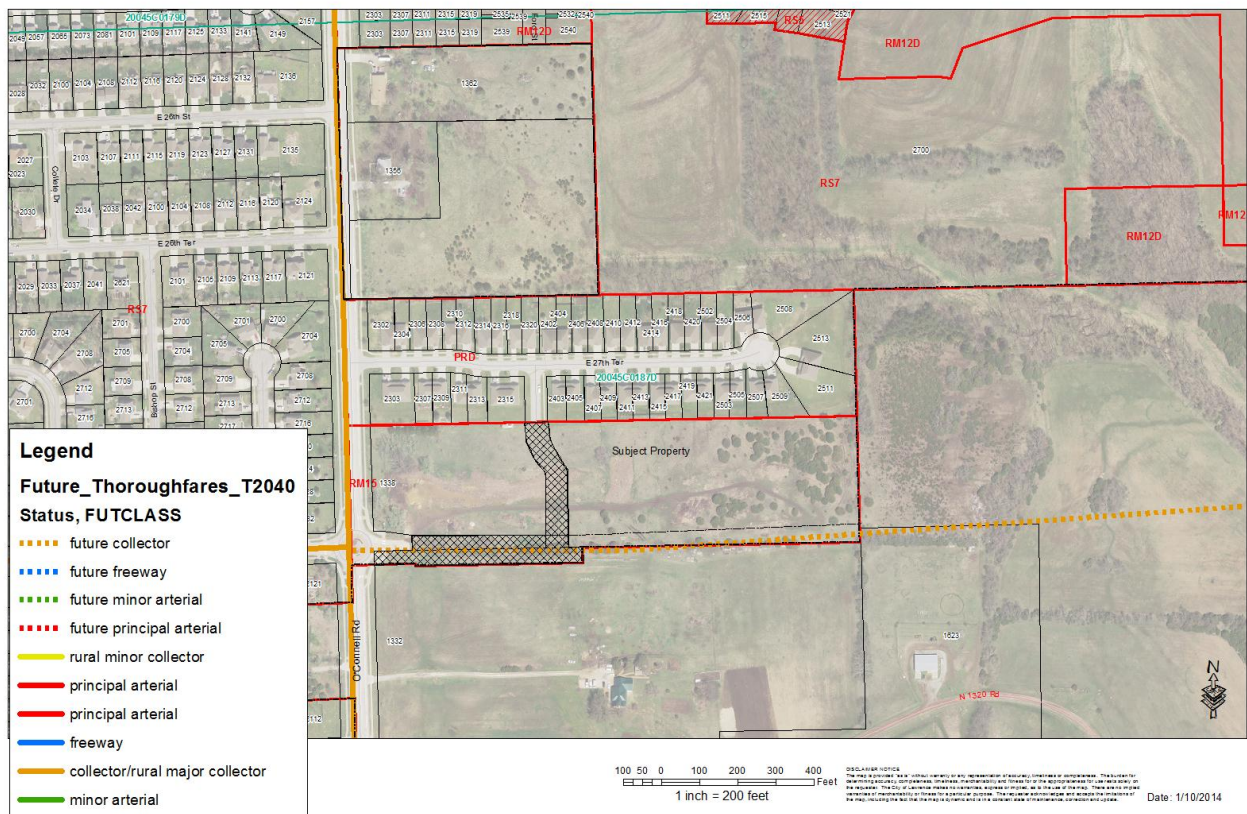
This property is proposed to be platted as a two lot multi-dwelling residential subdivision. A floodplain development permit is not required for the development of this property. A specific

Zoning and Land Use

Streets and Access

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.

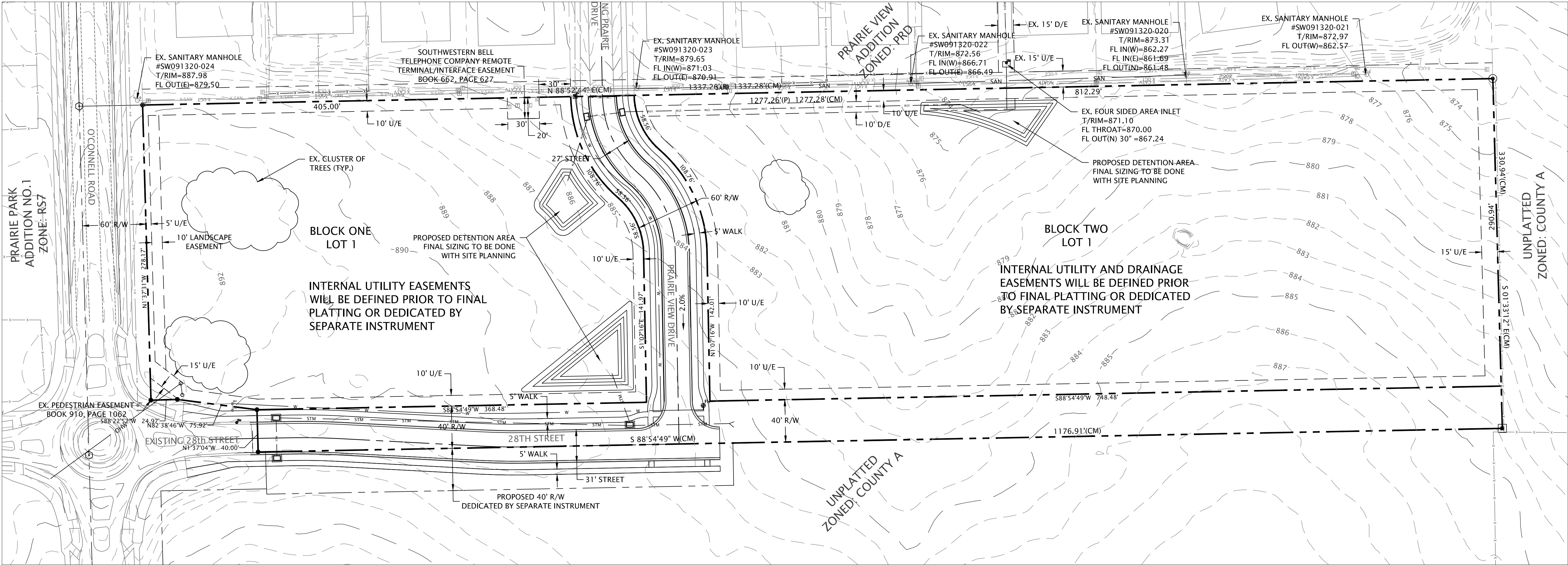
Easements and Rights-of-way

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.

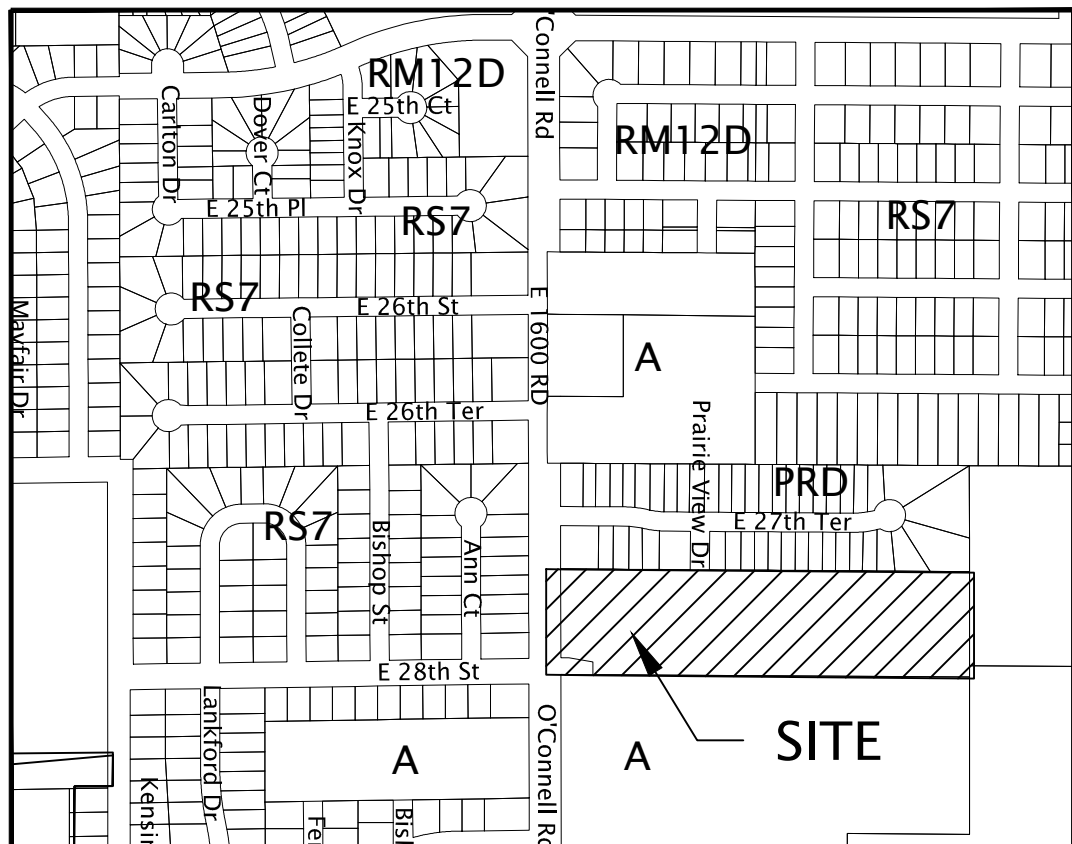
This preliminary plat includes a 10' landscape easement east of the proposed 5' utility easement along O'Connell Road. This dedicated space will accommodate street trees as this property is developed. A type 1 buffer yard will be required along O'Connell Road. This landscape easement can be included 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.



LOCATION MAP



SCALE 1"= 600'

BENCHMARKS

BM1 - Chiseled square , top of East end north curb on 28th Street stub, East of O'Connell Road.
Elev=887.68

BM2 - Center of North fish on 5' x 7' area inlet located just North of SW corner of Lot 5, Prairie View Addition.
Elev=871.13

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:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 01°37'04" EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 330.14 FEET; THENCE NORTH 88°52'44" EAST, 60.00 FEET TO POINT OF BEGINNING; THENCE NORTH 88°52'44" EAST, 1277.26 FEET; THENCE SOUTH 01°33'12" EAST, 330.94 FEET; THENCE SOUTH 88°54'49" WEST, 1176.91 FEET; THENCE NORTH 01°37'04" WEST, 40.00 FEET; THENCE NORTH 82°38'44" WEST, 75.92 FEET; THENCE SOUTH 88°22'52" WEST, 24.99 FEET; THENCE NORTH 01°37'04" WEST, 279.26 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 10.15 ACRES, MORE OR LESS. THE ABOVE CONTAINING 10.15 ACRES MORE OR LESS.

GENERAL NOTES

- 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.

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

- The subdivision will have public streets.
- The subdivision will provide connections to existing City of Lawrence waterlines.
- The subdivision will provide connections to an existing City of Lawrence sanitary sewer system.
- 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.
- Proposed improvements will not depend on a vote, petition or other collective action of property owners in the subdivision.
- Financing for installation of the public improvements shall be guaranteed by either an escrow deposit or letter of credit.

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

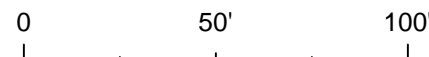
LEGEND

OHW	OHW	OVERHEAD WIRE	SM	SANITARY MANHOLE	B/C	BACK OF CURB TO BACK OF CURB
OHE	OHE	OVERHEAD ELECTRICAL	SD	STORM MANHOLE	ROW	RIGHT-OF-WAY
UGT	UGT	UNDERGROUND TELEPHONE	SDR	STORM DRAIN	CL	CENTERLINE
GAS	GAS	GAS	GA	GUY ANCHOR	D/E	DRAINAGE EASEMENT
W	W	WATERLINE	UP	UTILITY POLE	U/E	UTILITY EASEMENT
SAN	SAN	SANITARY SEWER LINE	WM	WATER METER	A/E	ACCESS EASEMENT
SS	SS	SANITARY SEWER SERVICE	WV	WATER VALVE	(P)	PLATTED
STM	STM	STORMWATER LINE	FH	FIRE HYDRANT	(M)	MEASURED
		PROPERTY LINE	TS	TRAFFIC SIGNAL STR.	(CM)	CALCULATED FROM MEASUREMENTS
		OFF SITE SURVEYED PROP.	GV	GAS VALVE		FOUND BAR - ORIGIN UNKNOWN
		CENTERLINE	GM	GAS METER		SET 3" x 24" REBAR W/CAP "APS 1391"
		PAVEMENT	LP	LIGHT POLE		
		UTILITY EASEMENT	SG	SIGN		
SB	SB	BUILDING SETBACK LINE	EB	ELECTRIC BOX		
			CB	CABLE TV BOX		

NOTE: "X" IN UTILITY LINE DENOTES EXISTING FEATURE



SCALE: 1"=50'



a preliminary plat for
GOING SOUTH ADDITION

GES

GROB
ENGINEERING
SERVICES, LLC

3210 Mesa Way, Suite A * Lawrence, Kansas 66049
P.O. Box 502 * Lawrence, Kansas 66044
Phone 785 856-1900 * Fax 785 856-1901

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PRELIMINARY PLAT
GOING SOUTH ADDITION
LAWRENCE, KANSAS

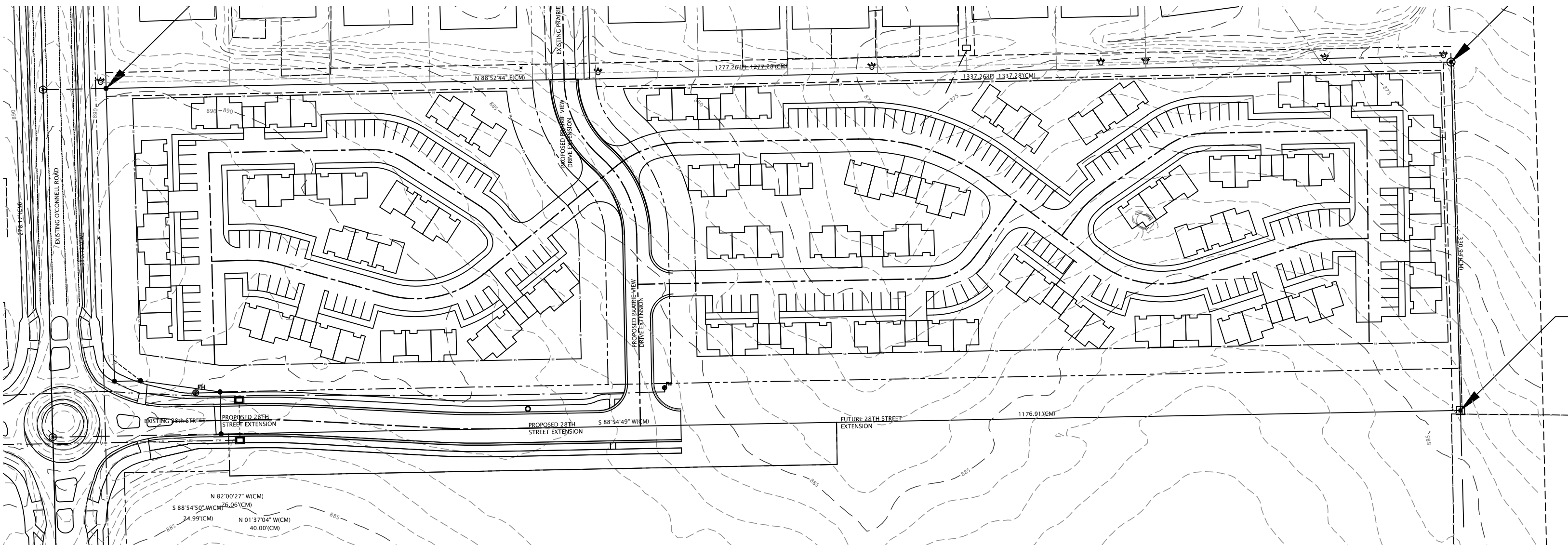
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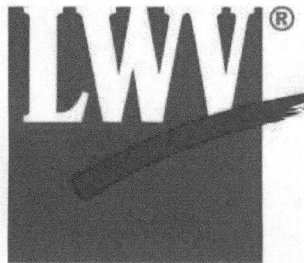
CHECKED BY
JDC

ISSUE DATE
August 19, 2013

REVISIONS
December 18, 2013

SHEET
1
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LEAGUE OF WOMEN VOTERS®
OF LAWRENCE/DOUGLAS COUNTY
January 26, 2014

RECEIVED

JAN 27 2014

City County Planning Office
Lawrence, Kansas

To Mr. Bryan Culver, Chairman, and Planning Commissioners
Lawrence-Douglas County Metropolitan Planning Commission

RE: ITEM NO. 2: PRELIMINARY PLAT FOR GOING SOUTH ADDITION

Dear Chairman Culver and Planning Commissioners:

We understand from the Staff Report that the Concept Plan for this subdivision will not be reflected in the actual Site Plan that is approved prior to development of this project. We hope this is the case.

The reason for our concern, besides the fact that this development illustrates a basic lack of clarity in our Land Development Code, is that this Concept Plan, and in fact, the size of the two lots and number of units that will be developed on each lot, could result in an unsafe living environment for the residents. The fact that this has been characterized as designed for low-income residents makes the project even more problematic. Our reasons are listed below.

1. There are only two platted lots accommodating a possible total of 121 units. The only access to each of these units is through shared driveways. The problem:

The configuration of the driveways in the Concept Plan shows **all of the parking spaces accessing directly onto the driveways**. These driveways are the only accessways for cars to enter and leave the parking spaces, but no provision or space has been designed to avoid blocking the drives when cars enter and leave these parking spaces. This must be the reason that the Land Development Code reads as follows (20-915(g)(1) "Joint-Use Driveways shall not be used as aisles for Access to Parking Spaces." (Whether the driveways are "shared" or "joint use" is not the point. The danger to the residents is the same.)

2. **The number of units accessing from a single driveway onto the local street may be more than is allowed by the Fire Code.**

Problem: In any event, in the case of fire, there would be a problem for fire trucks attempting to reach the units and/or residents attempting to leave.

We ask that the Planning Commission take two actions regarding this issue:

- A. Instruct the staff to require a safer design regarding access for this "Going South" project when they review the Site Plan.
- B. Ask the staff to propose better standards as Text Amendments for multiple family development than our present Land Development Code seems to permit.

Please see the attachment. We hope that the Planning Commission will take action on these issues.

Sincerely yours,
Cille King
Cille King
Co-President

Alan Black
Alan Black, Chairman
Land Use Committee

Attachment

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