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

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Gross Area</td>
<td>10.15 acres</td>
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<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>
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<tr>
<td>Lot 2</td>
<td>5.087 acres</td>
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<tr>
<td>Total Developable area</td>
<td>8.075 acres (121.125 units maximum development at 15 du/AC)</td>
</tr>
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**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.
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:

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
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

PRELIMINARY PLAT
GOING SOUTH ADDITION
LAWRENCE, KANSAS

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

ISSUE DATE: August 19, 2013
REVISIONS
DESIGNED BY
CHECKED BY

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January 26, 2014

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 access ways 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)(l) “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
Co-President

Alan Black
Alan Black, Chairman
Land Use Committee

Attachment
ATTACHMENT

GOING SOUTH SUBDIVISION CONCEPT PLAN

Only one access point. Is this in conformance with the Fire Code?

All parking spaces and parking lots access directly onto the driveways.