

**PLANNING COMMISSION REPORT
NON PUBLIC HEARING ITEM**

PC Staff Report
06/22/15

ITEM NO 3B: PRELIMINARY PLAT FOR 24TH PLACE ADDITION (SLD)

PP-15-00196: Consider a Preliminary Plat for 24th Place Addition, containing 1 7-acre lot for proposed neighborhood commercial development and 14 lots for residential duplex development, located at 4300 W. 24th Place. Submitted by BG Consultants, Inc., on behalf of RPI LLC, property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat for 24th Place Addition subject to the following conditions:

1. Revise Preliminary Plat to show a minimum building and parking setback along Inverness Drive of at least 65' along the southern 350' of frontage to extend to the rear lot lines of the dwellings on the north side of Adams Avenue.
2. Provision of a note on the face of the plat that states the setback does not apply to accessory structures or pedestrian amenities.

KEY POINTS

- Platting required as pre-development step.
- Application includes a 7 acre lot for neighborhood commercial development.

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

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- Z-15-00198; RSO to CN2

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 site plan for the commercial development to be approved by the City Commission.
- Submittal and approval of building plans prior to release of building permits for development.

PLANS AND STUDIES REQUIRED

- *Downstream Sanitary Sewer Analysis* – Revised DSSA accepted by Utility Staff
- *Drainage Study* – The drainage letter dated 4-16-2015 meets the specified requirements and is approved.
- *Traffic Study* – Accepted by Staff

PUBLIC COMMENT

None received prior to publication.

Table 1: Site Summary Table

Site Summary	
Gross Area:	11.9 Acres
Additional Right-of-Way (acres):	.692 acres – Christian Court, for duplex lot access
Number of Proposed Lots:	15 1 commercial lot 14 residential lots
Minimum residential lot size	7,646 SF
Maximum residential lot size	12,638 SF
Average residential lot size	10,129 SF
Commercial lot size	7.027 acres

GENERAL INFORMATION

Current Zoning and Land Use: RSO (Single-Dwelling Residential-Office District), undeveloped. Pending CN2 for west 7 acres for neighborhood commercial development.

Surrounding Zoning and Land Use: See Z-15-000198 for surrounding zoning summary.

STAFF REVIEW

This property is proposed to be platted as a subdivision defining the boundaries of a future neighborhood commercial development and individual lots for duplex development with an internal public street.

This property is not encumbered by the regulatory floodplain. The property is permitted access only to W. 24th Place. Direct access to Clinton Parkway and Inverness Drive are prohibited. The proposed Preliminary Plat will not alter access restrictions to this site.

This subdivision includes 3.9 acres for residential development and 7 acres for commercial development. The Zoning Code recommends a neighborhood commercial district not less than 2 acres and not more than 15 acres.

Zoning and Land Use

The property is currently zoned RSO. Multiple previous development and rezoning requests for this area have been considered for this property. This application proposes to retain a portion of the existing RSO zoning to accommodate duplex development on the east end of the property and rezone the west end for neighborhood commercial development (Z-15-00198).

A duplex is defined in section 20-1734 of the Land Development Code as *“a single structure that contains two (2) primary Dwelling Units on one (1) lot. The units may share common walls, or common floor/ceilings.”* This use is allowed in the RSO district with no additional design standards.

This use is not considered to be a multi-dwelling use. Multi-dwellings are defined as three or more attached units. Duplexes are a form of single-dwelling use and typically are low-density uses. Approval of the Preliminary Plat will facilitate limited residential development of this property on the eastern 3.9 acres of the property. The remaining property is proposed as a single 7 acre lot for neighborhood commercial development.

The *Inverness Park District Plan* identifies an area along Inverness Drive as a buffer area between the future commercial area and the existing residential area to the west (west side of Inverness Drive).

If approved, the CN2 District property would be subject to minimum building setbacks (20' along the public streets), parking lot setbacks (15' from public streets and 10' from residential lots) as well as landscape buffer yard standards required per Article 10 of the Land Development Code. These buffer yards are prescribed in the Zoning Regulations as 10' to 25' depending on the specific application. Potentially development could be located within 20' of the adjacent public streets.

Orienting buildings, especially buildings intended for neighborhood use, closer to the public street is appropriate and consistent with commercial design guidelines that encourage walkability and pedestrian scale. However, this conflicts with the recommended land use described in the *Inverness Park District Plan* to provide a substantial buffer along Inverness Drive.

The plan assumes that the Inverness Drive buffer would be zoned the same as the principal development parcel. This allows some development within the buffer area. Establishing a building and/or parking lot setback for the buffer area limits the intensity of the development and establishes a defined boundary for development that is set through the subdivision process.

The applicant's submission materials indicate that they intend for a 65' buffer along the south half of the Inverness Drive frontage.

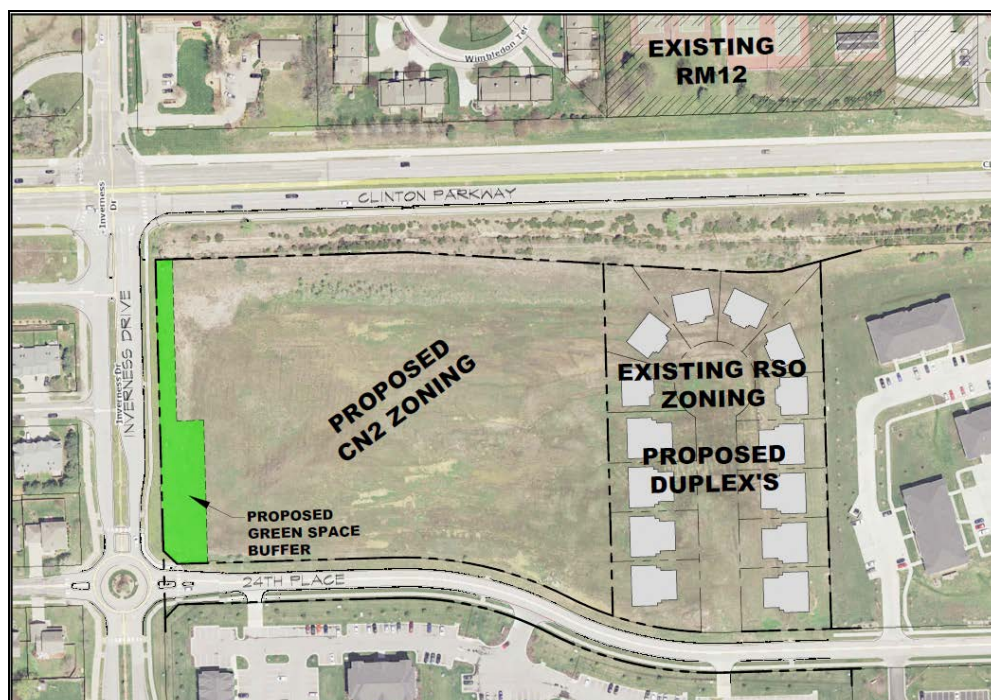


Figure 1: Proposed Development Concept

The previous development application for a three acre commercial development with a drive-thru (SUP-14-00026) showed a 50' buffer yard along this same area. The following design accommodates drive thru traffic, as proposed in the previous application.

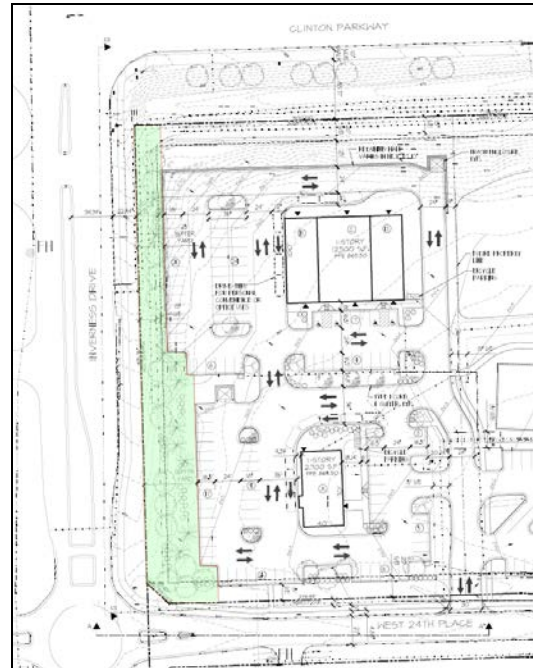


Figure 2: Previous Development Concept

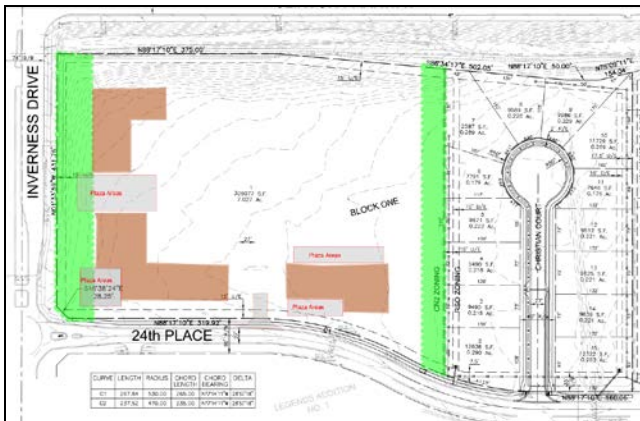


Figure 3: Optional Development Concept

Another example of this development pattern, with an established buffer yard, is shown below. This option provides an example of buildings oriented to the street with plaza areas located adjacent to the buffer areas that provide a transition from the buffer area to the commercial area. This particular example does not include a drive-thru option but is intended to illustrate the relationship of the Inverness Drive buffer yard to the commercial development.

The *Inverness Park District Plan*, unlike the Zoning Regulations, does not prescribe the minimum or maximum width of the buffer yard. The intent as shown in the plan is that any buffer along Inverness Drive would be substantial. The CN2 district prohibits vehicular parking between the façade of the building with the main entrance and the street. Staff's opinion is that the buffer yard should be established early in the development process as part of the framework for the final development of this corner.

Streets and Access

Vehicular access to the property is limited to W 24th Place. The Preliminary Plat includes a new local street terminating in a cul-de-sac to provide access to the proposed duplex lots. Direct access to Clinton Parkway and Inverness Drive are prohibited. W. 24th Place, a local street, will provide direct access to the commercial development.

Utilities and Infrastructure

The project has been reviewed by the City Utility Department. The Downstream Sanitary Sewer Study has been accepted by the City. Public Improvements associated with this project, including

sanitary sewer main extension and water line extensions will require the submission and approval of public improvement plans prior to recording the Final Plat with the Register of Deeds Office.

Conformance

This property is included in the *Inverness Park District Plan*. The plan was initiated in response to development pressure in the area of the remaining undeveloped land along W. 24th Place. Specifically, the surrounding neighborhood indicated a concern for additional multi-family development in the immediate area.

The plan supports low density residential development in the form of single dwelling, duplex, and attached dwelling types. The plan also recommends the development of a commercial node at the west end of this property.

24TH PLACE ADDITION

A REPLAT OF LOT 2, REMINGTON SQUARE ADDITION NO. 1, A REPLAT OF LOTS
2 & 3, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1,
AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS

OWNER - APPLICANT

RPI LLC
808 MASSACHUSETTS STREET
LAWRENCE, KS 66044

ENGINEER

DAVID J. HAMBY, P.E. (KS #15594)
BG CONSULTANTS, INC.
1405 WAKARUSA DRIVE
LAWRENCE, KS 66049
785.749.4474

LEGAL DESCRIPTION

LOT 2, REMINGTON SQUARE ADDITION NO. 1, A REPLAT OF LOTS 2 & 3, BLOCK 1, INVERNESS PARK PLAZA ADDITION NO. 1, AN ADDITION IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS.

BENCHMARK

BM #100 - SQUARE CUT ON THE NORTH HEADWALL OF THE RCB UNDER 24TH PLACE. ELEV. = 854.60

FLOODPLAIN DATA

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN. RE: THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION PUBLICATIONS: FLOOD INSURANCE RATE MAP, MAP NUMBER 20045C0158D, EFFECTIVE DATE AUGUST 5, 2010.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS DERIVED FROM ACTUAL FIELD TOPOGRAPHIC SURVEY.
- THIS DOCUMENT IS FOR PLAN APPROVAL NOT FOR CONSTRUCTION.
- THE EXISTING ZONING OF THE PROPERTY IS RSO.
- NO PROPERTY SHOWN IN THIS SUBDIVISION WILL HAVE ACCESS TO INVERNESS DRIVE OR CLINTON PARKWAY.
- THE SOILS ON THIS PROPERTY CONSIST OF MARTIN SILTY CLAY LOAM (63.1%), MARTIN SOILS (33.1%) AND VINLAND COMPLEX (3.8%).
- NEW TELEPHONE, CABLE TELEVISION AND ELECTRICAL LINES (EXCEPT HIGH VOLTAGE LINES) MUST BE LOCATED UNDERGROUND PER SECTION 20-809(f)(4)(iv).
- THE DEVELOPER IS RESPONSIBLE FOR THE COST OF ANY RELOCATION OF EXISTING UTILITIES, IF NECESSARY TO SERVE THE PROPOSED SUBDIVISION.
- ALL CURB INLETS WILL BE CONSTRUCTED PER CITY STORM SEWER STANDARD DETAILS.

PROVISION AND FINANCING OF ROADS, SEWER AND OTHER PUBLIC SERVICES:

- THE SUBDIVISION WILL INCLUDE THE DEDICATION OF RIGHTS-OF-WAY ASSOCIATED WITH ALL INTERNAL ROADS SHOWN.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE WATER SYSTEM VIA AN EXISTING 8" AND 12" WATERLINE ALONG 24TH PLACE.
- THE SUBDIVISION WILL PROVIDE CONNECTIONS TO THE CITY OF LAWRENCE SANITARY SEWER SYSTEM VIA EXISTING 8" SANITARY SEWER MAINS LOCATED TO THE EAST AND SOUTH OF THE PROPERTY.
- PURCHASERS OF THE LOTS IN THE SUBDIVISION WILL NOT BE SUBJECT TO ADDITIONAL SPECIAL ASSESSMENTS FOR COSTS OF STREETS, ROADS, WATER LINES OR WASTEWATER LINES INSTALLED AS PART OF THIS PROJECT.
- THE PROVISION OF IMPROVED ROADS, WATER SERVICE, AND/OR WASTEWATER SERVICE WILL NOT DEPEND IN ANY WAY ON A VOTE, PETITION OR OTHER COLLECTIVE ACTION OF PROPERTY OWNERS IN THE SUBDIVISION.
- THE EXISTING SPECIAL ASSESSMENTS WILL BE REDISTRIBUTED AT THE TIME OF FINAL PLAT.

SITE SUMMARY

GROSS AREA: 478,026 SF / 10.974 AC
RIGHTS-OF-WAY: 30,138 SF / 0.692 AC
NET AREA: 447,888 SF / 10.282 AC
TOTAL LOTS: 15
AVERAGE LOT SIZE: 29,859 SF / 0.685 AC

ZONING SUMMARY

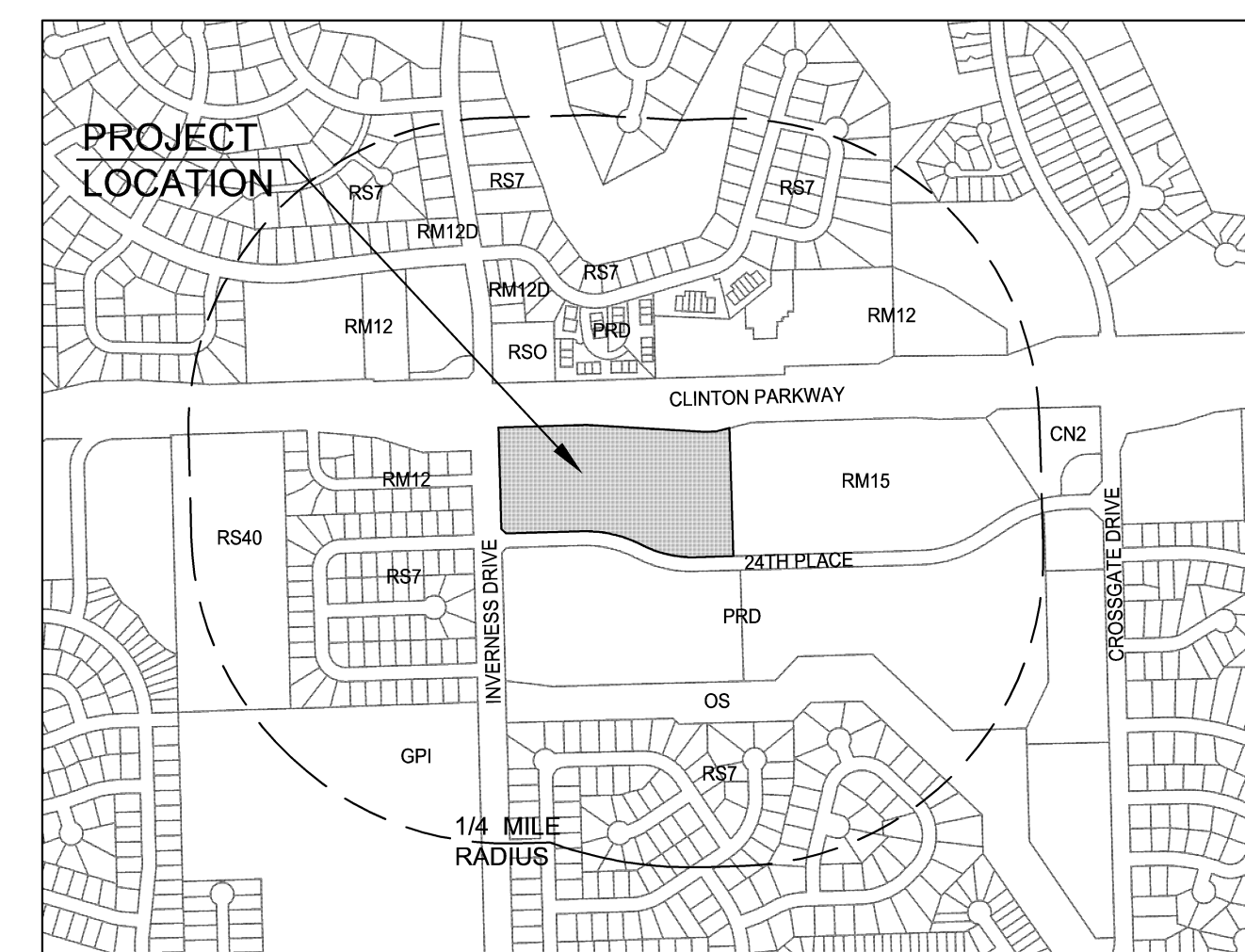
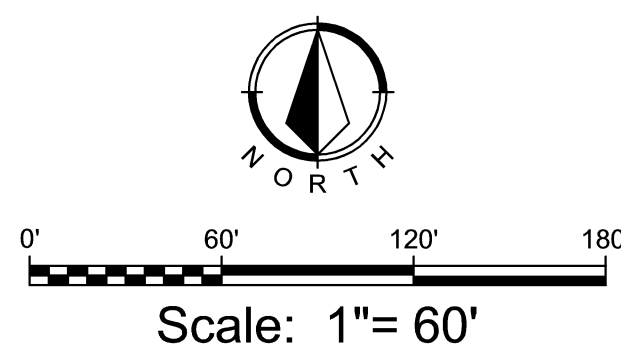
RSO
GROSS AREA: 171,949 SF / 3.947 AC
RIGHTS-OF-WAY: 30,138 SF / 0.692 AC
NET AREA: 141,811 SF / 3.256 AC
TOTAL LOTS: 14
AVERAGE LOT AREA: 10,129 SF / 0.233 AC
MINIMUM LOT AREA: 7,646 SF / 0.176 AC
MAXIMUM LOT AREA: 12,638 SF / 0.290 AC
TOTAL UNITS: 28
UNIT DENSITY: 8.6 UNITS/AC

CN2
GROSS AREA: 306,077 SF / 7.027 AC
RIGHTS-OF-WAY: 0 SF / 0 AC
NET AREA: 306,077 SF / 7.027 AC
TOTAL LOTS: 1
AVERAGE LOT AREA: 306,077 SF / 7.027 AC
MINIMUM LOT AREA: 306,077 SF / 7.027 AC
MAXIMUM LOT AREA: 306,077 SF / 7.027 AC

CURVE	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	267.84	530.00	265.00	N77°14'11"W	28°57'18"
C2	237.52	470.00	235.00	N77°14'11"W	28°57'18"

LEGEND

	PROPOSED WATER MAIN		EXISTING RETAINING WALL		MAILBOX
	EXISTING TREE		RIGHT-OF-WAY		GAS METER
	EXISTING HEDGE		TRAVEL WAY		DROP INLET
	EDGE OF TIMBER		SECTION LINE		STORM WATER MANHOLE
	EXISTING CONTOUR		PROPOSED WATER VALVE		SECTION CORNER
	EXISTING FENCE		PROPOSED HYDRANT		SIGN
	EXISTING STORM SEWER PIPE		EXISTING POWER POLE		YARD LIGHT
	EXISTING SANITARY SEWER PIPE		EXISTING GUY ANCHOR		MONITORING WELL
	EXISTING WATER LINE		EXISTING WATER METER		RIGHT-OF-WAY MARKER
	EXISTING UNDERGROUND TELEPHONE LINE		EXISTING LIGHT POLE		BENCHMARK
	EXISTING GAS LINE		EXISTING SANITARY SEWER MANHOLE		TRAVERSE POINT
	EXISTING CURB AND GUTTER		EXISTING FIRE HYDRANT		PROPERTY CORNER
	PROPOSED SANITARY SEWER		EXISTING WATER VALVE		BH # B-8 BORE HOLE



LOCATION MAP

24TH PLACE ADDITION
4300 W 24th PLACE, LAWRENCE, KS 66047

PRELIMINARY PLAT

BG
CONSULTANTS
architects
engineers
planners

Project No. 15-1216L
Date: Apr. 20, 2015
Revised: May 20, 2015

SHEET NO.

1

