

# Memorandum

## City of Lawrence

### Planning & Development Services

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

**Revised June 20, 2016**

**Item No. 6**

**PLANNING COMMISSION REPORT  
NON PUBLIC HEARING ITEM**

PC Staff Report

1/27/14

**Revised June 20, 2016**

**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**

- 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. City Commission approved on 12/10/2013 Ordinance No. 8946.

**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.

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- *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 <sup>th</sup> 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:

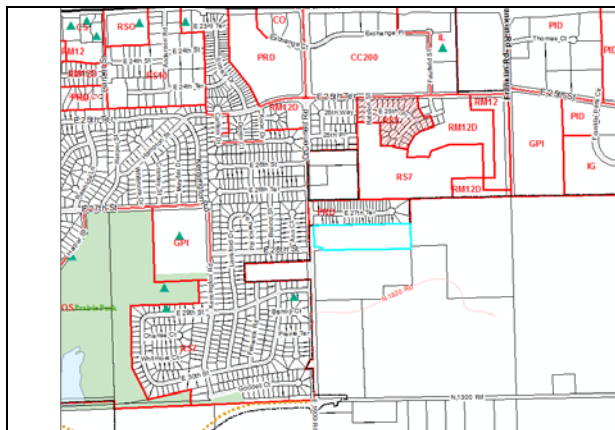
A (County-Agricultural); open space part of O'Connell Youth Ranch group home.

To the south:

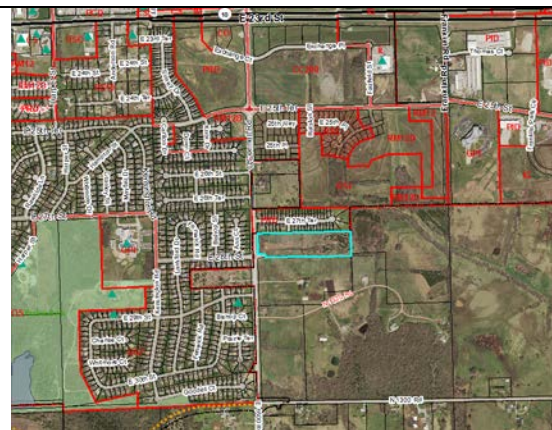
A (County-Agricultural); Heart of America, Teen Challenge group home.

To the west:

RS7 (Single-Dwelling Residential); developed subdivision with detached residences.



**Figure 1a.** Zoning of area.



**Figure 1b.** Land use in area.

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## 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 include with the previous annexation and zoning applications to show development intent.

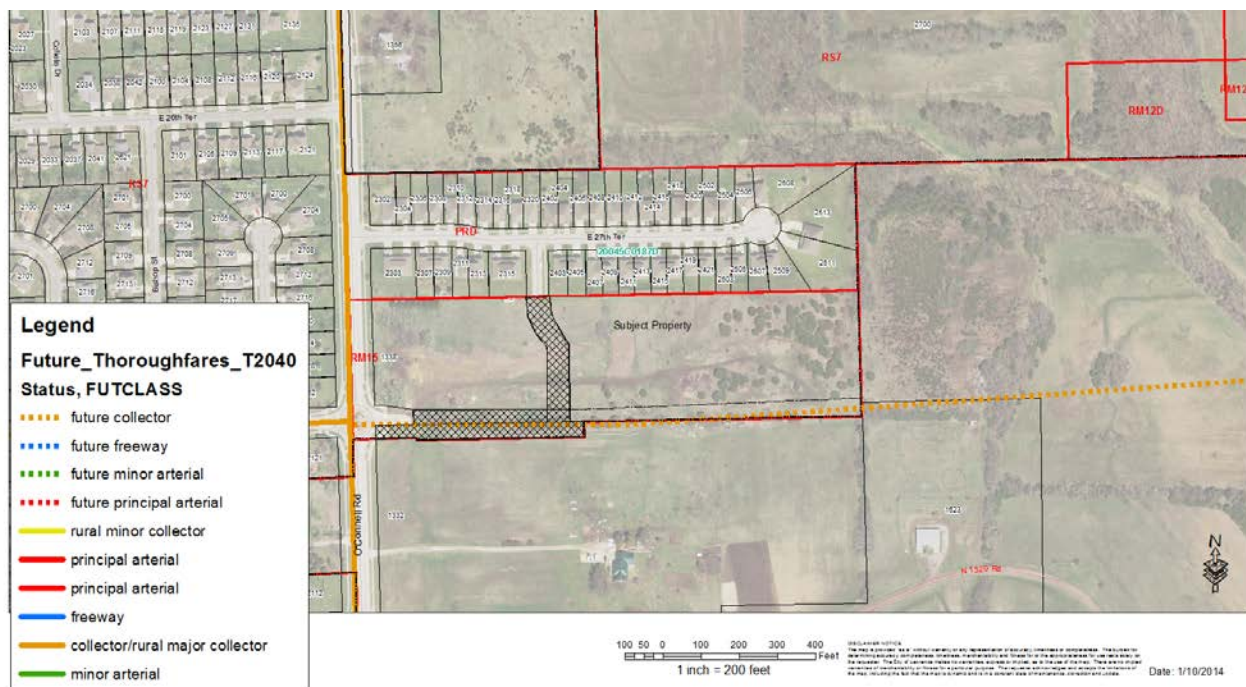
## Streets and Access

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. 28<sup>th</sup> Street to be extended east of O'Connell Road.

E. 28<sup>th</sup> 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. 28<sup>th</sup> 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. 28<sup>th</sup> 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

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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**

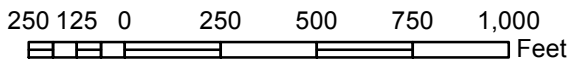
As noted above this site will include the dedication of right-of-way and utility easements. The current preliminary plat shows only the boundary streets and easements. As the site plan is fully developed internal easements will be established to coordinate with the planned routes for utility infrastructure.

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.

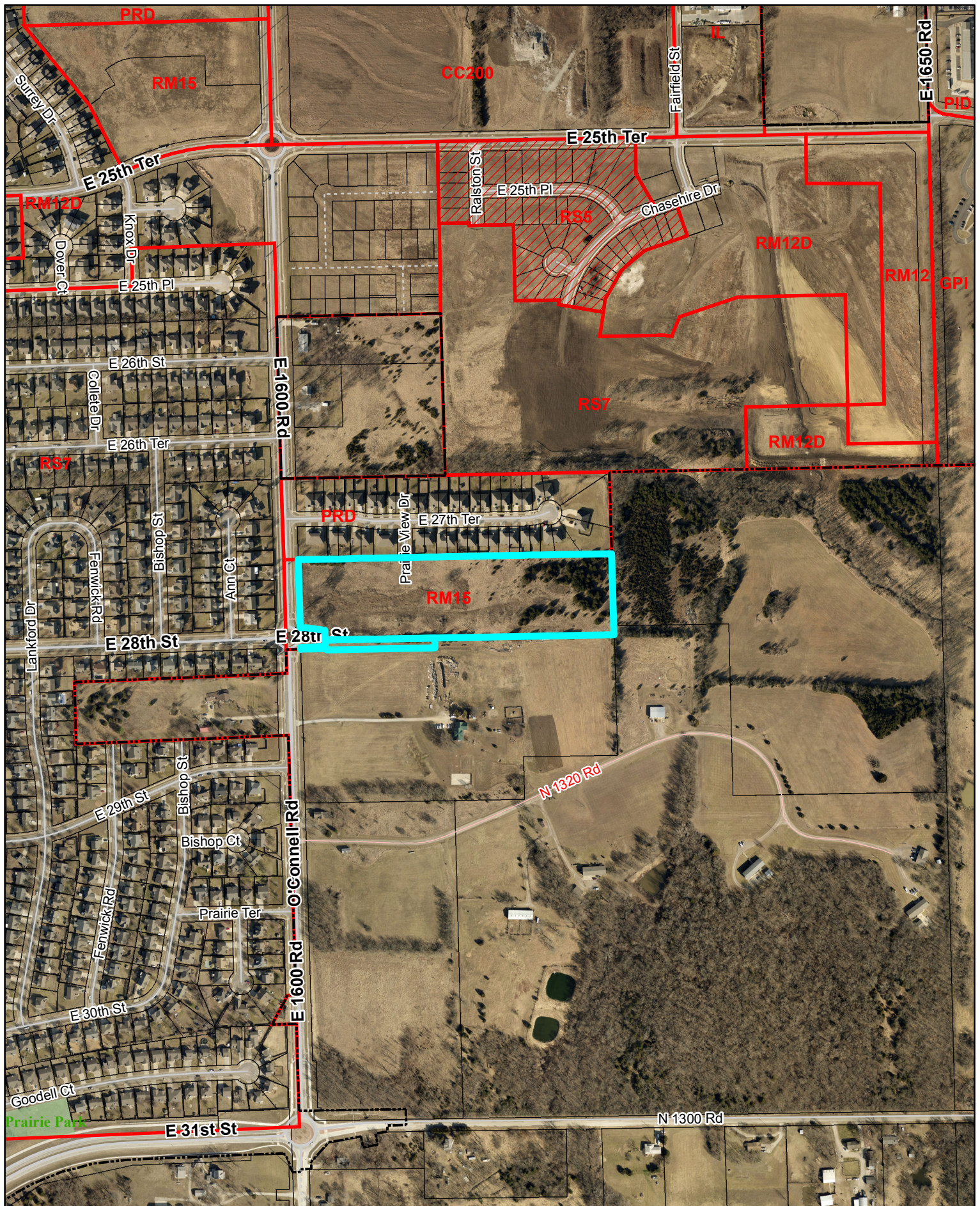




DISCLAIMER NOTICE

The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 6/13/2016







*Site Planning & Land Development  
Civil Engineering, Design & Consulting*

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,

A handwritten signature in black ink that reads 'J. Dean Grob'.

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

cc: Owners, Going South Subdivision





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 28<sup>th</sup> 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 28<sup>th</sup> Street on the south side and through Prairie View Drive. She stated 28<sup>th</sup> 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.

