

PLANNING COMMISSION REPORT
Regular Agenda –Non Public Hearing Item

PC Staff Report
3/23/15

ITEM NO. 2: FINAL DEVELOPMENT PLAN FOR HUTTON FARMS WEST PHASE II; N SIDE OF PETERSON ROAD BETWEEN DAYLILLY DRIVE AND WILMA WAY (SLD)

FDP-14-00551: Consider a Final Development Plan for Hutton Farms West Phase II, located on 16.4 acres on the north side of Peterson Road between Daylily Drive and Wilma Way. The plan includes 87 units of duplex and detached residential units. Submitted by Paul Werner Architects, for North Forty LC, property owner of record.

STAFF RECOMMENDATION: Planning Staff recommends approval of the Hutton Farms West Phase II Final Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Revision of the Final Development Plan to show:
 - a. Water and sanitary sewer service line locations consistent with the approved public improvement plans.
 - b. Fire hydrants in locations as approved by Fire Prevention Staff.
2. Verification by the Stormwater Engineer that the plan dated 3/16/15 addresses the previous Stormwater Engineering review comments.
3. City Commission approval of a requested variance to utility requirements scheduled to be heard on 3/24/16.
4. Approval and recording of a Minor Subdivision prior to the recording of the Final Development Plan.
5. Submittal of a Site Plan Performance Agreement.

Reason for Request: This is a PRD that was preliminarily shown as part of the Hutton Farms West PRD. This particular parcel was shown as Phase II of the development and is now ready to move forward. The owner plans to build one-story duplexes and detached single-dwellings on the property and build Lou Lou Lane as shown on the original plan with the exception that access from Peterson Road be allowed since Peterson Road is now a two-lane road with a turn lane. The PRD for Phase II includes 87 units which is 15 less than the originally approved 102 units.

KEY POINTS

- An application is being requested for a Final Development Plan in anticipation of development for Phase II.
- The original approval of Hutton Farms West identified Phase II as a future development and required approval of a Final Development Plan prior to future development.
- A revised Preliminary Development Plan was approved by the City Commission on 01/26/15.
- Direct access to Peterson Road is proposed with this application.

- This property is platted as Hutton Farms West No. 2. A Minor Subdivision application has been submitted which modifies easements and includes access to Peterson Road.
- This property was zoned PD in 2006. Previous Zoning was PRD-1. The pre-1966 Zoning Code required Planning Commission approval of Final Development Plans.

FACTORS TO CONSIDER

- Conformance with Article 20-222 as a Planned Development established prior to 2006.
- Conformance with the purpose of Planned Developments (Section 20-701, Development Code) and Article 10 of the 1966 Zoning Code.
- Conformance with Density and Dimensional Standards contained or incorporated in the terms and conditions of the original approval of the Planned Development (Section 20-222 (e) and the 1966 Zoning Code Section 20-1006 and 1007.
- Compliance with Development Code Section 20-701(b) regarding this review process.
- Conformance with *Horizon 2020*.
- Conformance with Subdivision Regulations.

ASSOCIATED CASES/OTHER ACTION REQUIRED

Associated Cases

- MS-15-000899; Minor Subdivision – In process.
- PDP-14-00511; approved by Planning Commission on 1/26/15.
 - Variances and Waivers approved include the following:
 - Reduction of peripheral setback from 35' to 16.5' on the east side of the property and side and rear setback reduced from 10' to 4' as shown on the approved PDP.
- PDP-12-12-04; approved by the City Commission on 04/05/05.
- PF-05-18-05; Hutton Farms West No. 1 (Phase I with individual single-family lots)
- PF-05-19-05; Hutton Farms West No. 2 (Phase II with large lot and several tracts for detention and open space.)
- Z-09-43-05; Approved by City Commission 11/16/04 subject to approval of a PDP and recording of final plat prior to publication.
- FDP-06-07-05; Hutton Farms West approved by the Planning Commission on 8/22/05.

Other Action Required

- Recording of Final Development Plan with the Douglas County Register of Deeds.
- Recording of the Minor Subdivision with the Douglas County Register of Deeds.
- Building permits must be obtained prior to construction of structures.

ATTACHMENTS

1. Proposed Final Development Plan.
2. Communication from adjacent property owner at 3703 Tucker Trail.
 - a. The communication references that buildings will be located no closer than 200 feet to the property line at this address. The proposed structures are located approximately 110 feet to 170 feet from the property line consistent with the approved Preliminary Development Plan which did not reference a distance agreement.

Table 1: GENERAL INFORMATION

Current Zoning and Land Use:	PD [Hutton Farms West PRD]; undeveloped Phase II
Surrounding Zoning and Land Use:	
To the north:	RS7 (Single-Dwelling Residential) District. Developing Stonegate IV Addition.
To the west:	PD [Hutton Farms West PRD] District. Developing Phase I, detached residences on individual lots.
To the east:	PD [Hutton Farms PRD] District. Existing multi-dwelling residential development including amenities proposed to be shared with the subject property such as clubhouse and pool.
To the south:	RS10 (Single-Dwelling Residential) District. Unplatted area of Fall Creek Farms Subdivision. Existing homes located on individual platted lots along the south side of Peterson Road.

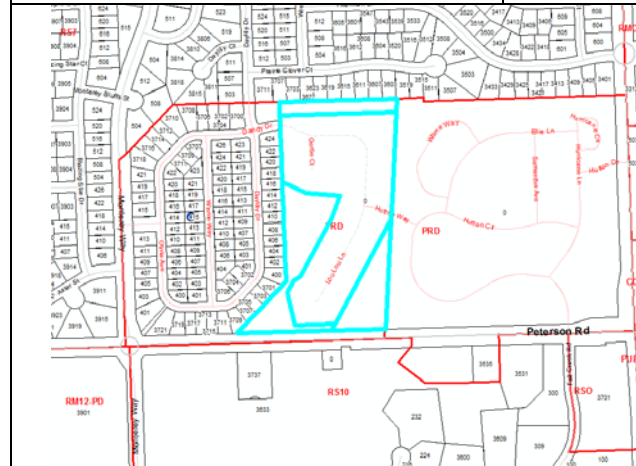


Figure 1: Existing Zoning



Figure 2: Existing Land Use

Table 2: SITE SUMMARY

SITE SUMMARY	Existing	Proposed
Land Use:	Undeveloped	Detached and Duplex Dwelling units
Land Area (sq ft):	Tract A: 1.874 AC Tract B: 3.181 AC Tract C: 1.002 AC Total Open Space: 6.057 AC Total Phase II: 16.415 AC	Detention Pond for Phase 1 and 2 Common Area – undisturbed area Common Area – other area Open Space = 36.7% of site
Proposed Building Footprint:	0 SF Approved 102 units	136,658 SF (3.137 AC) Proposed 87 units
Total Pavement:	0 SF	107,914 SF (2.477 AC)
Total Impervious Area:	0 SF	244,572 SF (5.614 AC)
Total Pervious Area:	715,047 SF	470,475 SF (10.8 AC)

PARKING SUMMARY

Off street parking is provided within this development in garages and in driveways for each unit. The Land Development Code requires two spaces for Detached Dwellings and one space per bedroom for Duplex units.

42 Duplex buildings (84 units) =

Building Type A (2 bedrooms per unit) = 28 buildings; 56 units; 112 bedrooms = 112 spaces

Building Type B (1 bedroom per unit) = 14 buildings; 28 units; 28 bedrooms = 28 spaces

3 Detached Residential buildings (3 units) =

Building Type C (1 bedroom per unit) = 3 buildings; 3 units; 3 bedrooms = 6 spaces

To meet the current Development Code, 146 off-street parking spaces are required. The proposed Final Development Plan shows off-street parking provided in garages, driveways and common parking spaces in the northeast and northwest areas of the development. The graphics below identify parking spaces provided for each type of unit. A total of 301 parking spaces are provided.

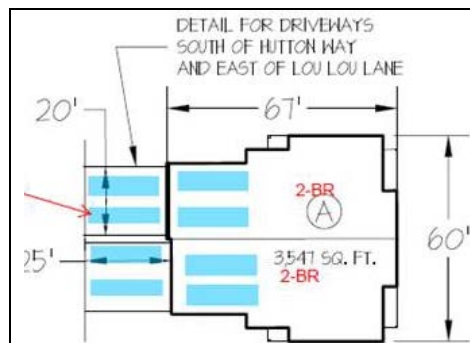


Figure 3: Unit A Parking

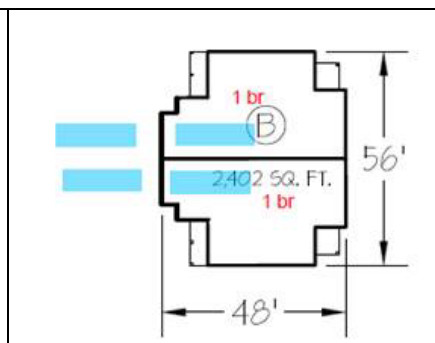


Figure 4: Unit B Parking

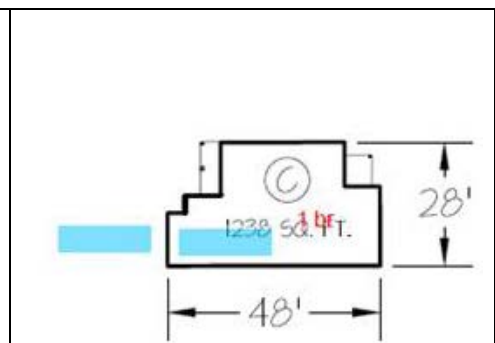


Figure 5: Unit C Parking

STAFF ANALYSIS

This property was included in the Hutton Farms West Planned Development. The area to the west of the property included all of Phase I and is developing with conventional detached houses on individual lots. Each lot is accessed from the interior private street network. Phase II included the designated open space tracts and detention pond that would serve the entire development.

Landscape Review

Section 20-701(d) states that all of the standards of the Development Code apply to development within a PD District except as expressly authorized by regulations of Section 20-701. The west portion of Hutton Farms West (Phase II) was developed under the 1966 Zoning Code. Regardless, some design standards, such as Street Trees, are the same or similar in the Land Development Code.

A buffer yard is provided along the north side of Phase II between the proposed development and the developing subdivision to the north. This area is encumbered by existing gas utility lines and extensive building setback requirements. An interior sidewalk has been constructed within this space and provides connectivity between Kasold Drive to the east and Dandy Drive to the west. Portions of this sidewalk will be relocated in the north buffer yard.

Lou Lou Lane and Gertie Court are private streets within the development. This project includes street trees located in between buildings throughout the development.

Subdivision Review

This property was previously platted with easements and access and development restrictions. A Minor Subdivision application has been submitted to revise utility and access easements within this development.

Access: This project includes a change to the access with a proposed intersection of Lou Lou Lane and Peterson Road. Access to Peterson Road was restricted during the original development because it was (and is) a designated arterial street and was not constructed to City Standards. Peterson Road was reconstructed to its current City Standard profile in 2006. Therefore, access restriction is no longer needed.

The proposed Final Development Plan relocates the access to intersect with Peterson Road and has aligned the intersection with the future street crossing to the south. The following graphic shows the street intersection alignment. North of Peterson Road, Lou Lou Lane is a private street. The property south of Peterson Road is expected to develop with a public street as the remaining portions of Fall Creek Farms are subdivided with lots and streets.

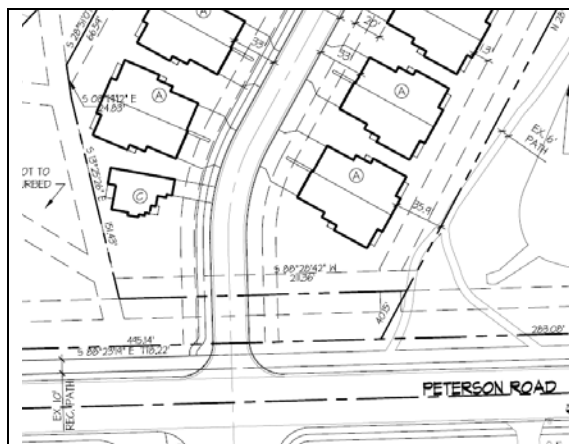


Figure 6: Lou Lou Lane/Peterson Road Intersection

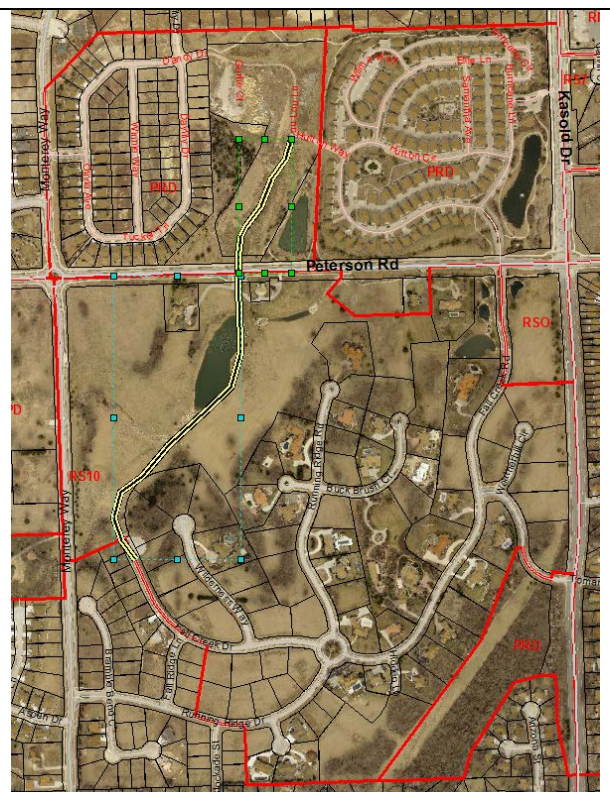


Figure 7: Street network

Street Design: The Preliminary Development Plan was approved to include a fire access gate at the east end of existing Dandy Drive to limit vehicular access through Hutton Farms Phase I Development to the west. The interior street network is proposed as a private street configuration. The Preliminary Development Plan was approved with a standard 27' street cross section. The Final Development Plan reduces the pavement width of the fire access lane to visually indicate that the street connection changes.

Sidewalks: The provision of public sidewalks on both sides of the streets provides direct routes within the development for pedestrians within and through the development. Additional pedestrian connections located around dedicated open space areas accommodate accessibility to amenities within the development that may or may not be used for direct pedestrian access.

The City has adopted a Complete Streets Policy and increased the emphasis on development proving for multi-modal transportation options.

The proposed Final Development Plan shows sidewalks on both sides of the street.

Public Improvement Plans: Public Improvement Plans have been submitted and the Final Development Plan is conditioned subject to approval of these plans by the Utility Engineer.

City Utilities and Infrastructure

The City Utility Engineer and the City Stormwater Engineer have indicated changes are needed to the Final Development Plan with regard to specific site improvements and related Public Improvement Plans. The applicant submitted a revised plan on March 16, 2015. City Staff will review this revision to determine if the conditions noted in the most recent review have been addressed. To assure compliance, staff recommends the approval of this Final Development Plan be subject to the approval of the City Stormwater Engineer and the City Utility Engineer.

LAND DEVELOPMENT CODE – FINAL DEVELOPMENT PLAN REVIEW

The proposed Final Development Plan for Hutton Farms II has been evaluated per Section 20-1304(e)(2)(ii) which states that the modification of the plan as preliminarily approved may not:

- a) **Increase the proposed gross residential density or intensity of use by more than 5% or involve a reduction in the area set aside for common open space, open air recreation area or non-encroachable area, nor the substantial relocation of such areas; nor,**

Staff Finding – There is no change in density from the approved Preliminary Development Plan; no reduction in the area of the common space, open air recreation area or the non-encroachable area; and the areas have not been relocated.

- b) **Increase by more than 10% the total floor area proposed for non-residential or commercial uses; nor,**

Staff Finding – The Final Development Plan does not include any non-residential uses.

- c) **Increase by more than 5% the total ground area covered by buildings nor involve a substantial change in the height of buildings.**

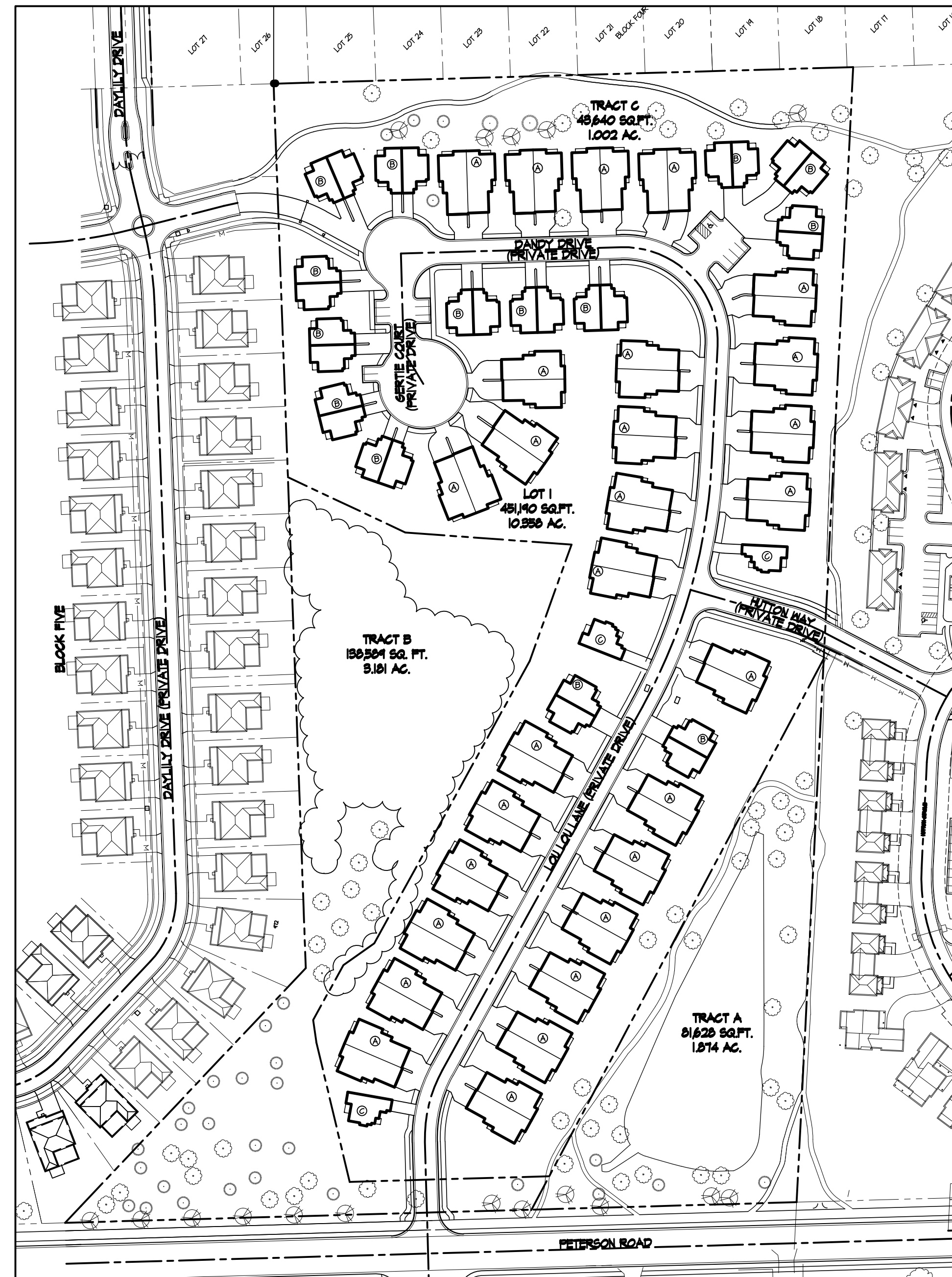
Staff Finding – The configuration of the west end of Dandy Drive was modified to provide a cul-de-sac with a limited fire access connection to address the conditions of the approved Preliminary Development Plan. Building layout in the northwest portion of the development was accordingly modified but the number of total units remains the same. The building areas and impervious surface areas were reduced from the approved Preliminary Development Plan. Building heights were not changed.

Staff Review and Conclusion

The proposed Final Development Plan, as conditioned, conforms to the land use recommendations for residential development anticipated for this area. The overall development is less intense than allowed for the district. This property was originally approved for residential development prior to the adoption of the Land Development Code. The Final Development Plan, as conditioned, meets the approved Preliminary Development Plan.

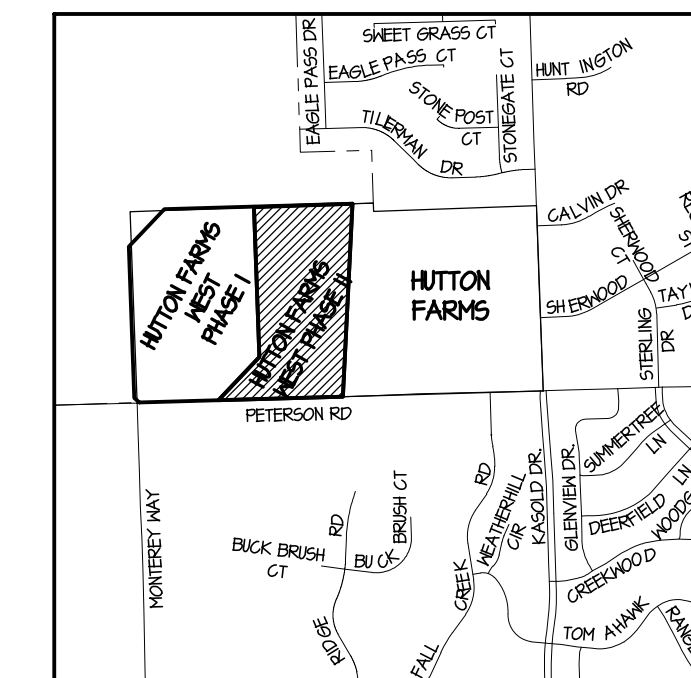
HUTTON FARMS WEST - PHASE II

EXCLUSIVE INDEPENDENT COMMUNITY MONTEREY WAY & PETERSON ROAD LAWRENCE, KANSAS



LOCATION MAP:

NOT TO SCALE



FINAL DEVELOPMENT PLAN DOCUMENTS:

- 1 COVER SHEET
- 2 OVERALL LAY
- 3 LAYOUT
- 4 GRADING
- 5 UTILITY
- 6 LANDSCAPING
- 7 SITE SECTIONS
- 8 ADDRESSING PLAN

SUPPLEMENTAL DOCUMENTS: (PROVIDED SEPARATELY)

- 9 LIGHTING PLAN

RELEASE:		
1.0	12.22.14	SUBMITTAL TO CITY
1.1	1.18.15	SUBMITTAL TO CITY
1.2	1.18.15	SUBMITTAL TO CITY
1.3	3.15.15	SUBMITTAL TO CITY

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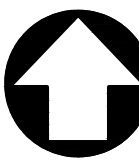
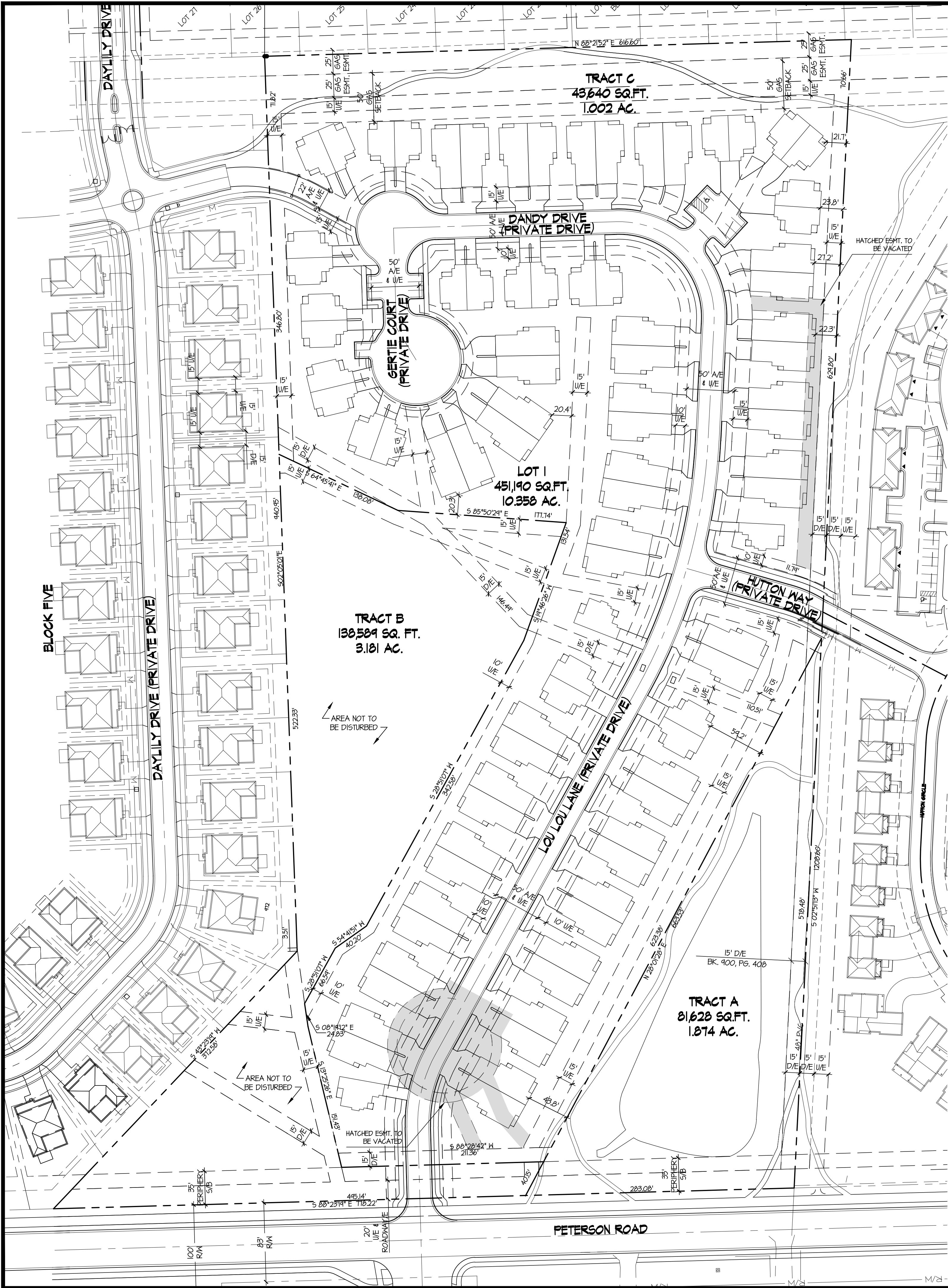
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PROJECT # 214-B20
AUGUST 18, 2014

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LOT LINES, EASEMENT, SETBACKS

SCALE: 1" = 60'-0"



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MONTEREY WAY & PETERSON ROAD
LAWRENCE, KANSAS

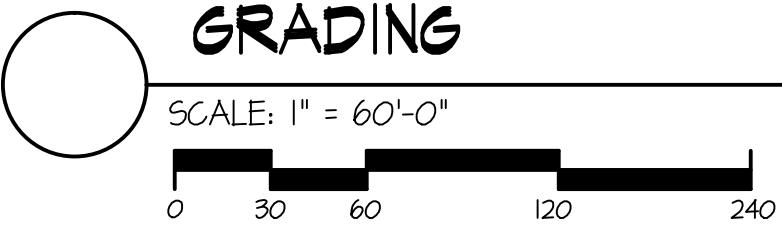
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GRADING NOTES:

- REFER TO CIVIL DOCUMENTS FOR ALL UTILITIES AND ADDITIONAL INFORMATION REGARDING GRADING.
- RETAINING WALLS TO BE INSTALLED ON SITE BY GENERAL CONTRACTOR ENGINEERS AS NEEDED BY NAPIER ENG.
- ANY AREAS DISTURBED BY RETAINING WALLS SHALL BE GRADED TO PREVIOUS STATE.
- GUARDRAILS PROVIDED ON EAST SIDE OF PROPERTY WHERE PEDESTRIANS AND/OR TENANTS MAY BE ADJACENT TO WALLS.



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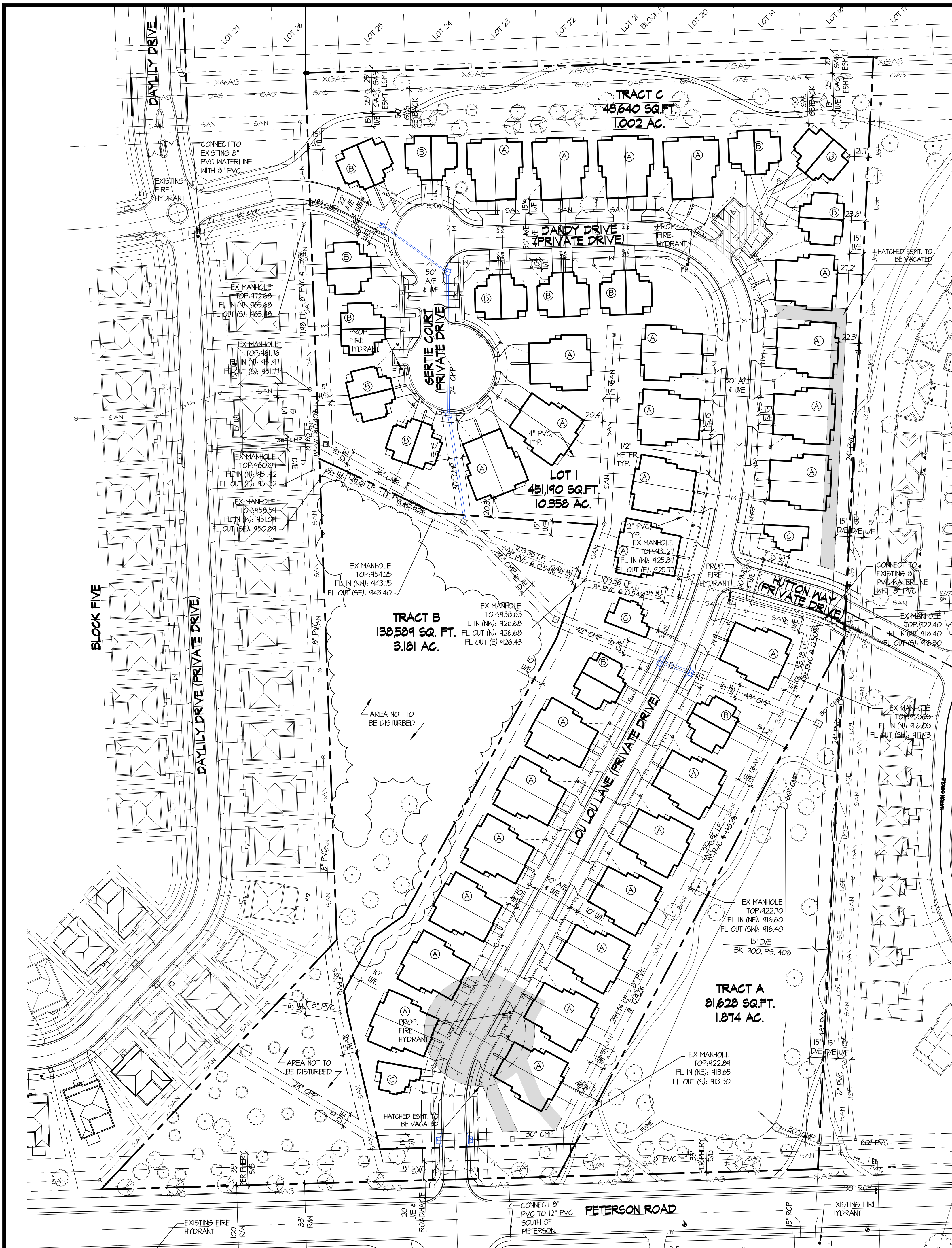
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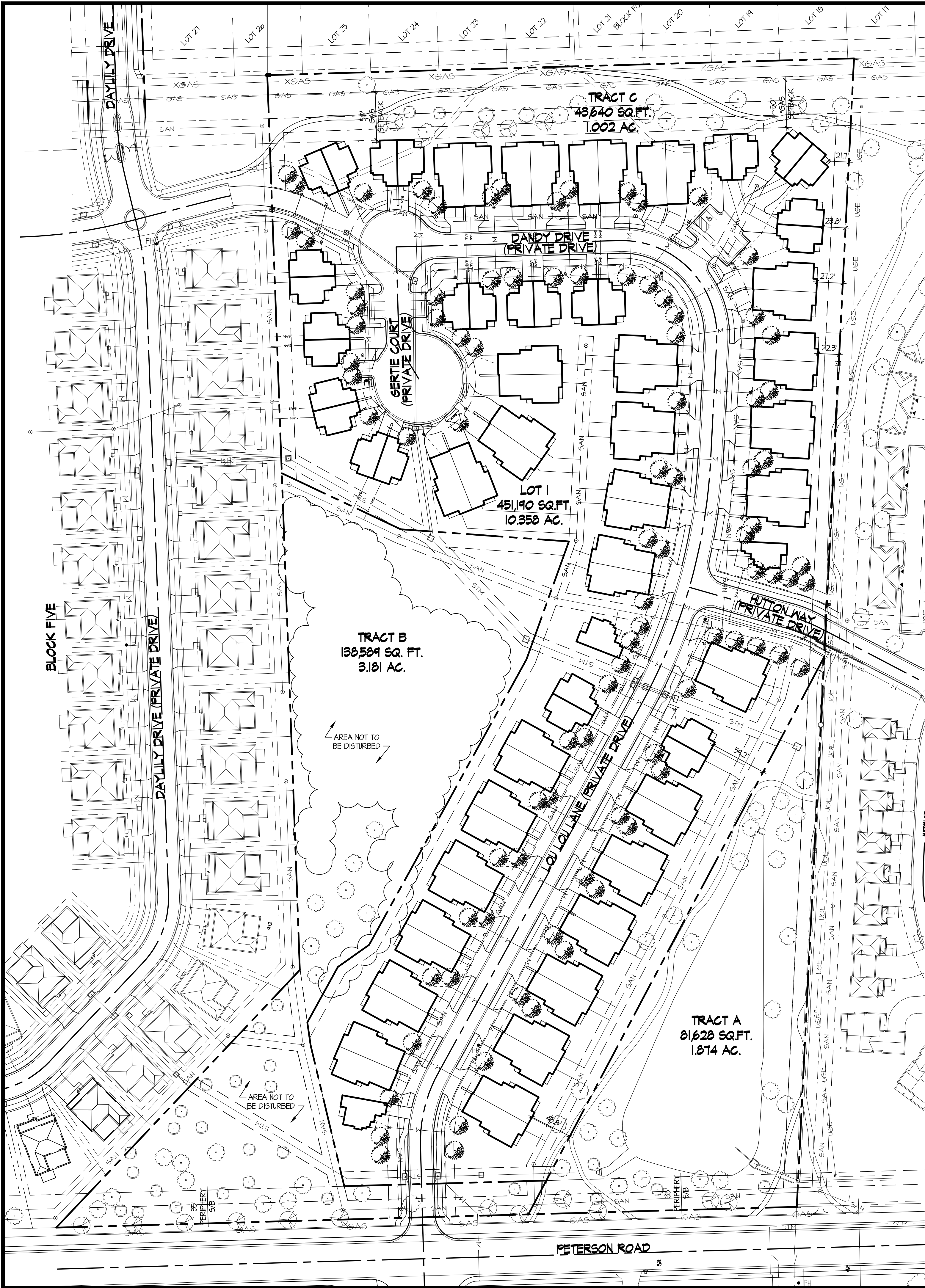
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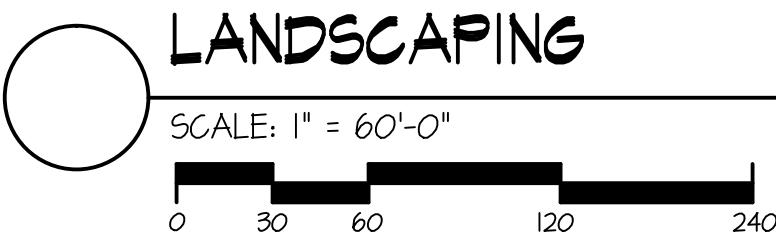
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LANDSCAPING NOTES:

SYM.	DESCRIPTION	QTY.	APPROVED TYPES	BOTANICAL NAMES	SIZE	COND.
	STREET TREES	42	LEGACY SUGAR MAPLE SUMMERSHADE NORWAY MAPLE LACEBARK ELM SHIMBARD OAK GREENSPIRE LINDEN LONDON PLANE TREE	ACER SACCHARUM 'LEGACY' ACER PLATANOIDES 'SUMMERSHADE' ULMUS PARVIFOLIA QUERCUS SHUMARDII TILIA CORDATA 'GREENSPIRE' PLATANUS OCCIDENTALIS 'BLOODGOOD'	2'-2 1/2" CAL	B & B
	EXISTING TREES	127	ELM, LACEBARK HORSEBARK, COLUMNAR MAPLE, AUTUM BLAZE MAPLE, COLUMNAR NORWAY MAPLE, PACIFIC SUNSET MAPLE, SIENNA GLEN OAK, BUR BALD CYPRESS OAK, NORTHERN RED OAK, SHINGLE ZELKOVA, GREEN VASE OAK, SWAMP WHITE SAND TOOTH OAK NORWAY MAPLE THORNLESS HONEY LOCUST WHITE PINE BLUE SPRUCE	ULMUS PARVIFOLIA CARPINUS BETULUS 'FASTIGIATA' ACER FREEMANII 'LEFT RED' ACER PLATANOIDES 'COLUMNAR' ACER TRUNCATUM X PLATANOIDES ACER FREEMANII 'SIENNA' QUERCUS MACROCARPA TAXODIUM DISTICHUM QUERCUS RUBRA FAGACEAE QUERCUS ZELKOVA SERRATA QUERCUS BICOLOR QUERCUS ACUTISSIMA ACER PLATANOIDES 'SUPERFORM' GLEDETZIA TRIACANTHOS VAR. INERMIS PINUS STROBUS PICEA PENSILVANA	2'-2 1/2" CAL	B & B



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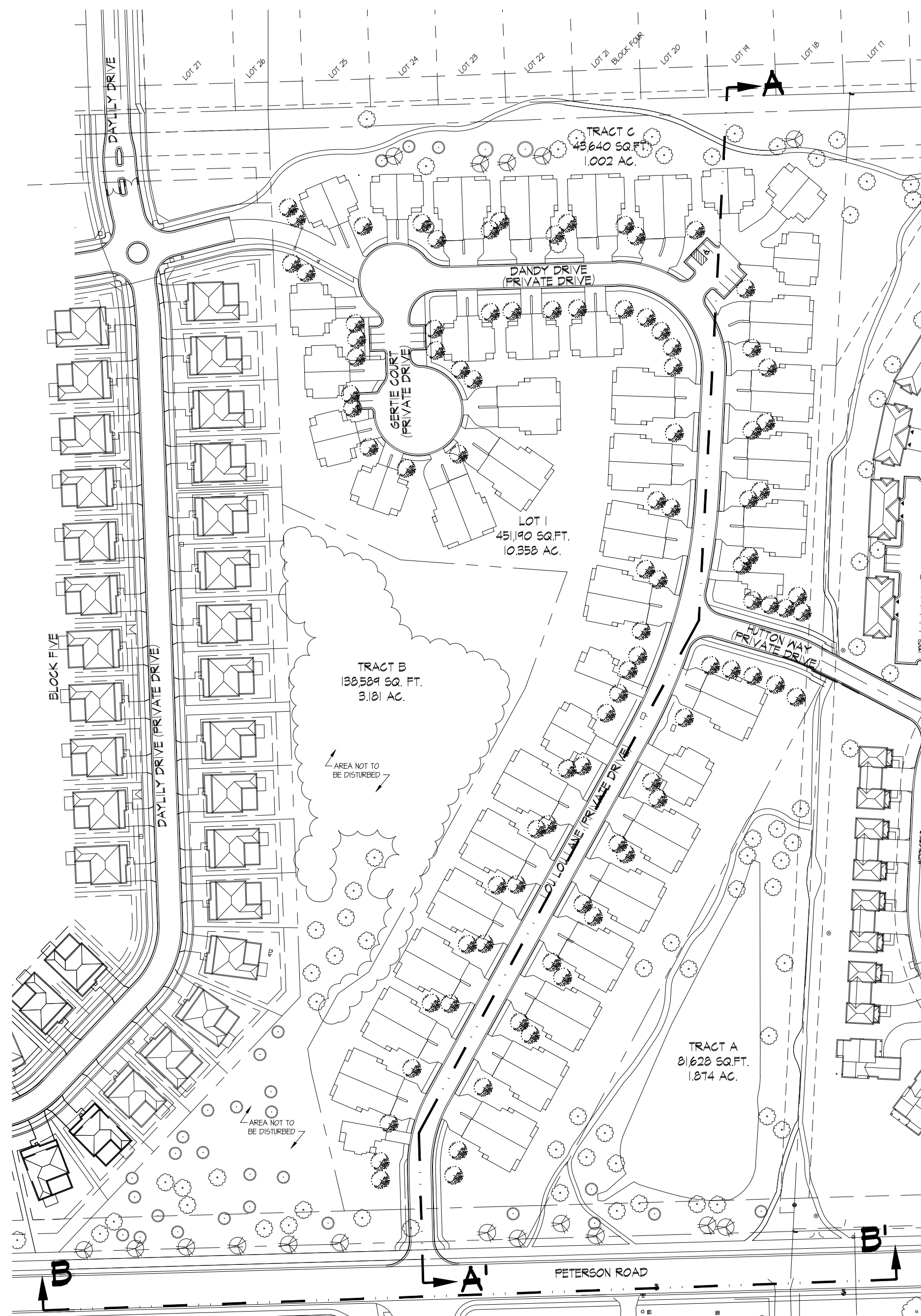
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HUTTON FARMS WEST
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LAWRENCE, KANSAS

PROJECT # 214-820
AUGUST 18, 2014

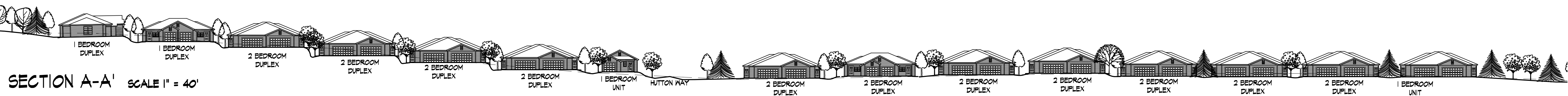
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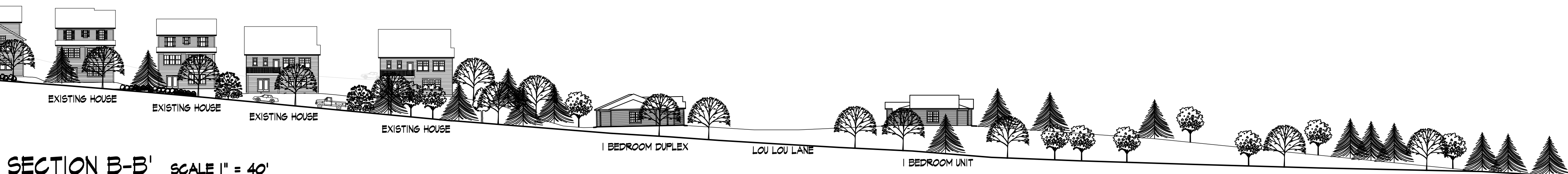
PLAN SCALE 1" = 100'



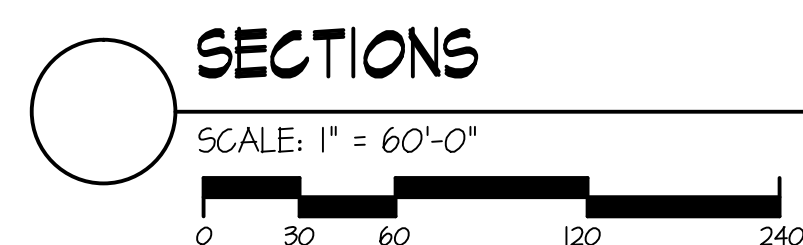
FINISH DETAILS (NOT TO SCALE)



SECTION A-A' SCALE 1" = 40'



SECTION B-B' SCALE 1" = 40'



SECTIONS

SCALE: 1" = 60'-0"



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AUGUST 18, 2014

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MAR 17 2015

City County Planning Office
Lawrence, Kansas

Larry A Hatfield

3703 Tucker Trail
Lawrence, Kansas at 66049
Phone 785 764 2307

March 12th, 2015

To: Lawrence - Douglas County Planning Commissions

RE: FDP-14-00551

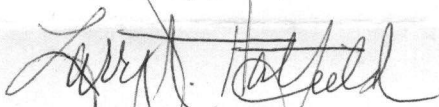
Dear Commissioners,

In a phone conversation I had with Thomas Fritzel, probably in late January, 2015, he told me the following:

I promise you no building will be any closer than (200) two hundred feet from your property line. Also, each structure will be single story. Not an exact quote but a truth as to what was conveyed. I expect this to hold true. I also hope the neighborhood has been cleared of construction debris and our private streets will be kept private.

I thank you for your time and service.

Sincerely yours,



Larry A. Hatfield
3703 Tucker Trail
Lawrence, KS 66049