PLANNING COMMISSION REPORT
Regular Agenda - Non-Public Hearing Item

PC Staff Report
05/18/15

ITEM NO. 3: PRELIMINARY PLAT FOR THE RESERVE AT ALVAMAR NO. 4. – 1733 BOBWHITE DR (KES)

PP-15-00114: Consider a Preliminary Plat for The Reserve at Alvamar No. 4, a residential subdivision containing approximately .903 acres, located at 1733 Bobwhite Drive and associated easements. Submitted by LandPlan Engineering, for Christopher M. and Amanda M. Storm, property owners of record.

STAFF RECOMMENDATION: Staff recommends approval of the Preliminary Plat of The Reserve at Alvamar No. 4 subject to the following conditions:

1. Approval of the Downstream Sanitary Sewer Analysis (DSSA) by the Utilities Department.
2. Provision of a note on the Preliminary Plat that a variance has been requested from Section 19-214(B) of the City Code related to the location of a sanitary sewer service line across public right-of-way or drainage easement.
3. Relocation of the proposed sanitary sewer service line to the east outside of the regulatory floodplain.

Reason for Request: Subdivision is dividing one Tract into one Lot and one Tract prior to development of the property for a future Single-Dwelling structure on the resulting lot.

KEY POINTS
- This land division must be processed as a Major Subdivision as the criteria for a Minor Subdivision/Replat are not met. The property is not a platted lot and vacation of an existing drainage easement is proposed.
- To replat Tract A, The Reserve at Alvamar No. 3 into a new lot and tract.

SUBDIVISION CITATIONS TO CONSIDER
- This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 10, 2012.
- A variance is being requested from 19-214(B) which states that a private sanitary sewer service line shall not cross any public right-of-way or drainage easement. The applicant will provide this variance request to the Utility Department with the Final Plat.

ASSOCIATED CASES
- PP-12-39-00 Preliminary Plat: The Reserve at Alvamar No. 3
- PF-03-06-01 Final Plat: The Reserve at Alvamar No. 3 (Intersection of Bob White Dr. and George Williams Way)

OTHER ACTION REQUIRED
- Submittal and Administrative Approval of Final Plat.
- City Commission vacation of and acceptance of dedications of easements shown on the Final Plat.
- Approval of Public Improvement Plans.
• Recording of the Final Plat with the Douglas County Register of Deeds.
• Application and release of Building Permits prior to development. (The building permits will require review by the Fire Code Official to insure the driveway is constructed to accommodate Fire Protection vehicles.)

PLANS AND STUDIES REQUIRED
• Traffic Study - Not required. Per Section 20-916 of the Development Code, a Traffic Impact Study is not required for residential developments with ten or fewer lots or dwelling units.
• Downstream Sanitary Sewer Analysis - A DSSA is required and a revised DSSA has been submitted to the Utilities Department for approval.
• Drainage Study - A drainage study is required prior to development. The drainage study has been provided with the Preliminary Plat.
• Retail Market Study - Not applicable to project.

PUBLIC COMMENT
No public comment was received prior to publication of this staff report.

Site Summary
Gross Area: .903 acres
Number of Existing Tracts: 1 Tract
Number of Proposed Lots: 1 Lot and 1 Tract
  Proposed Lot Area: .661 acres (28,811 sq ft)
  Proposed Tract Area: .242 acres (10,529 sq ft)
Proposed Density: 1 dwelling unit / .661 acres: 1 dwelling unit per acre

GENERAL INFORMATION
Current Zoning and Land Use: RS10 (Single-Dwelling Residential) District; Vacant

Surrounding Zoning and Land Use:
To the north and west:
  Unincorporated area of Douglas County-Agriculture; Detached Dwellings and Undeveloped
To the south:
  RS20 and RS7 (Single-Dwelling Residential) Districts; Detached Dwellings
To the east:
  RS10 (Single-Dwelling Residential) District; Detached Dwellings
  (Figure 1)
STAFF REVIEW

This property is located at the west end of Bobwhite Drive, a City street. It is encumbered by the regulatory floodplain but is not within the environs of a registered historic property. The property is currently vacant. This plat will divide the tract into a lot that will accommodate a single-dwelling structure and a tract that will retain the existing drainage easement and contain the regulatory floodplain. The intent is to create a buildable lot for a single-dwelling structure and create a tract that will accommodate the regulatory floodplain and drainage easement.

Compliance with Zoning Regulations for the RS10 District

Per Section 20-809(d)(2) of the Development Code, each lot resulting from the division will conform with the minimum lot size and other dimensional requirements applicable to the property through the Zoning District regulations. Lots created in the RS10 District must have a minimum area of 10,000 sq ft, a minimum lot width of 70 ft and a minimum lot frontage of 40 ft, per the Dimensional Standards in Section 20-601(b) of the Development Code. The proposed lot meets these requirements.

Streets and Access

The resulting lot will take access from Bobwhite Drive. The lot will have approximately 42 ft of frontage.

An important aspect of subdivision design is insuring adequate access for Fire/Medical vehicles to the structures. In order to create a buildable lot, a driveway must be installed over the proposed drainage easement and drainage channel. This will result in a long access driveway, which may exceed Fire Code distance requirements. Appropriate fire access will be established with the review.
of a building permit for the future structure. An example of a proposed driveway meeting this requirement is noted on the plat.

**Utilities and Infrastructure**
A water main is located along the frontage of the lot and tract and a service line will be located such that it can serve Lot 1 from this line.

Sanitary sewer service will be extended from the south to serve the new lot. The sanitary sewer main shown on the plat in the utility easement along the south side of the tract will be tapped for service and the service line will be routed through Tract A to the lot. City Code requires the public main to touch each lot. Staff recommends that the service line be located farther to the east, if possible, to eliminate a location within the regulatory floodplain. This is noted as a condition of approval.

A variance is being requested from section 19-214(B) of the city code does not permit a private sanitary sewer service line to cross any public right-of-way or drainage easement. As a separate process, the applicant will submit a variance request to provide sanitary sewer service from the existing main. The applicant will provide this variance request through the Utility Department with the Final Plat. [This variance does not require Planning Commission action.] Provision of a note regarding this requested variance is identified as a condition of approval.

**Easements and Rights-of-way**
The following easements are provided on the plat:
- Utility easement along the north and west boundary of the property, as well as the utility easement along the street frontage of Lot 1 and Tract A to remain.
- Drainage channels in the east portion of Lot 1 and east portion of Tract A located in the designated drainage easement.
- Drainage easement vacated and realigned to 10’ on the eastern portion of the property. This easement will be vacated with the Final Plat.
- Existing 50’ drainage easement to remain within Tract A.

Bobwhite Drive right-of-way width is 60 ft. The subject property is located on the west side of a cul-de-sac at the end of Bobwhite Dr. The cul-de-sac dimension is 100 ft. This preliminary plat does not propose any changes in right-of-way.

**Preliminary Plat Conformance**
The preliminary plat will divide and reconfigure the existing tract into one lot and one tract to allow for the development of one new Detached Dwelling. With the noted conditions, the preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.