



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

North Sycamore Addition

April 9, 2013

PF-13-00101: Consider a Preliminary Plat for North Sycamore Subdivision, a 10-lot subdivision containing 2.4 acres and proposing detached residential lots, located at 827 Walnut Street. Submitted by Landplan Engineering, for KW Homes, LLC, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Final Plat based upon the certification in the body of this report.

KEY POINT:

- Property is being redeveloped from a former mobile home park with detached housing on 10 lots.
- Development includes a cul-de-sac street to provide individual access to each lot.

SUBDIVISION CITATIONS TO CONSIDER

This application is being reviewed under the Subdivision Regulations for Lawrence and Unincorporated Douglas County, effective Jan 1, 2007 as amended Jan 10, 2012.

ASSOCIATED CASES

- PP-13-00021: Preliminary Plat approved by the Planning Commission on March 25, 2013.

ASSOCIATED CASES/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.

PLANNING DIRECTOR CERTIFICATION (Section 20-812(b))

The Final Plat conforms to the content requirements of Section 20-809(I) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-12-00228) approved by the Planning Commission on January 28, 2013.

The Planning Director hereby approves the Final Plat and certifies that the Final Plat:

a) Conforms to the Preliminary Plat previously approved by the Planning Commission.

The Final Plat conforms to the approved Preliminary Plat noted above.

b) Satisfies any conditions of approval imposed by the Planning Commission.

The Planning Commission approved the Preliminary Plat subject to a condition regarding the extension of the public sidewalk along Walnut Street. The condition is included in the staff report PP-12-00021: Preliminary Plat for North Sycamore Addition approved by the Planning Commission approved on 3/25/13. A revised Preliminary Plat, provided after the Planning Commission meeting, met the condition. Sidewalks will be included with the public improvement plans for this subdivision.

c) Includes the same proposed dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(k)(a) through (d).

The Final Plat contains the same dedications as the Preliminary Plat.

d) Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.

The applicant is currently developing Public Improvement Plans for submission to the City of Lawrence for review. It is the developer's intent to provide a guarantee for the installation of required public improvements in order to record the Final Plat.

e) Is otherwise consistent with the requirements of the Subdivision Regulations for a Final Plat.

The Final Plat is consistent with the requirements of the Subdivision Regulations.

STAFF REVIEW

This property is being platted to create lots for the development of a residential subdivision in the North Lawrence Neighborhood. Lot development is for detached single-dwelling homes.

ACCESS

The proposed Final Plat will extend the local street network to the proposed lots.

EASEMENTS AND RIGHTS-OF-WAY

New street right-of-way is proposed with this Final Plat. Adequate utility easements are proposed, on the plat, for the provision of City and private utilities to the lots. Prior to final approval and recording the Final Plat with the Register of Deeds Office, the City Commission must consider the for acceptance of easements and rights-of-way.

UTILITIES AND INFRASTRUCTURE

Sanitary sewer and water mains will be extended to serve this property. The layout of these mains has been approved by the City Utilities Department. Public Improvement Plans for these improvements must be approved prior to the recording of the Final Plat and a means of assurance of completion of public improvements is also required.

MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. The applicant has submitted a Master Street Tree Plan consistent with the requirements of the Subdivision Regulations.

SUMMARY

Approval of the Final Plat is required prior to issuance of building permits. The plat meets the approval criteria listed in Section 20-809(l) of the Subdivision Regulations and is approved.