



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Alvamar Inc One Addition No. 2, PF-17-00161

May 2, 2017

PF-17-00161: Final Plat for Alvamar Inc One Addition No. 2, a 2 lot mixed use subdivision located along Birdie Way south of Bob Billings Parkway. Submitted by Paul Werner Architects, for Eagle 1968 & Alvamar Apartments LC, property owners of record.

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

KEY POINTS

- This application includes both platted and unplatted land.
- New right-of-way is not proposed with this application.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES

- Z-17-00009; 1.4 Acres – Lot 1 Ordinance No. 9339
- Z-17-00011; .5 Acres – Lot 2 Ordinance No. 9340
- FDP-17-00028; Revised FDP for Lot 1 (Clubhouse)
- FDP-17-00029; Revised FDP for Lot 2 (Phase 1 Multi-Dwelling Residential)

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of new and vacation of existing easements as shown on the final plat.
- Recordation of final plat at the Douglas County Register of Deeds.

PLANNING DIRECTOR CERTIFICATION (Section 20-809(m))

The final plat conforms to the content requirements of Section 20-809 of the Subdivision Regulations and is consistent with the Revised Final Development Plans (FDP-17-00028 and FDP-17-00029) approved by the Planning Commission, subject to the satisfaction of the conditions of approval. The Planning Director hereby approves the final plat and certifies that the final plat:

- (i). **Conforms to the Preliminary Plat previously approved by the Planning Commission.**
The final plat conforms to the approved Final Development Plans.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the revised Final Development Plans on March 15, 2017. The revised development plans were for conformance with the preliminary subdivision regulations applicable to the project. There were no conditions on the Development Plans that were related to subdivision design. A final plat is required prior to the recording of the Final Development Plans with the Register of Deeds Office.
- (iii). **Includes the same dedications subject to minor technical adjustments as described in Section 20-809(m)(2)(i)(a) through (d)**
The final plat includes the same dedications shown on the revised Final Development Plans for Lots 1A and Lots 2A related to this project.
- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
Public improvement plans for the development of this property have been previously approved and guaranteed. New public improvement plans are not needed.

(v). Is otherwise consistent with the requirements of the Subdivision Regulations for a final plat.

The final plat is consistent with all final plat requirements of the Subdivision Regulations.

Site Summary

Gross Area:	
Additional Right-of-Way:	No new right-of-way proposed.
Number of Proposed Lots:	2 lots proposed
Lot 1A	8,216 Acres
Lot 2A	4.961 Acres

STAFF REVIEW

Compliance with preliminary plat

The final plat conforms to related revised Final Development Plans for each lot.

- FDP-17-00028 – Lot 1 (Clubhouse)
- FDP-17-00029 – Lot 2 (Phase 1 Multi-Dwelling Residential)

Street and Access

Lots abut existing public streets. No changes to access or street alignment is proposed with this project. Lot 2A is adjacent to Birdie Way (north end of development). Lot 1A is adjacent to Crossgate Drive (south end of the development).

Utilities and Infrastructure

The utilities and infrastructure being provided with the final plat coincide with those proposed on the revised Final Development Plans for each lot.

Easements and Rights-of-way

Easements are being dedicated as shown on the Final Plat to include a vacation of easement along a portion of the original west property line of both lots. Figures 1 and 2 show the new 10' utility easement proposed along the perimeter of the expanded lots and the vacation of the easements that were located along the original west property lines of both lots.

No changes to public right-of-way are proposed with this application.

Public Improvements

Public improvement plans for the development of this property have been previously approved and guaranteed. Development of the site is underway. The previously approved plans can serve the improvements proposed for these lots. New public improvement plans are not needed.

Master Street Tree Plan

The Master Street Tree Plan and graphic includes the required number of trees along Birdie Way and Crossgate Drive.

CONCLUSION

This final plat is consistent with the planned development of the property.

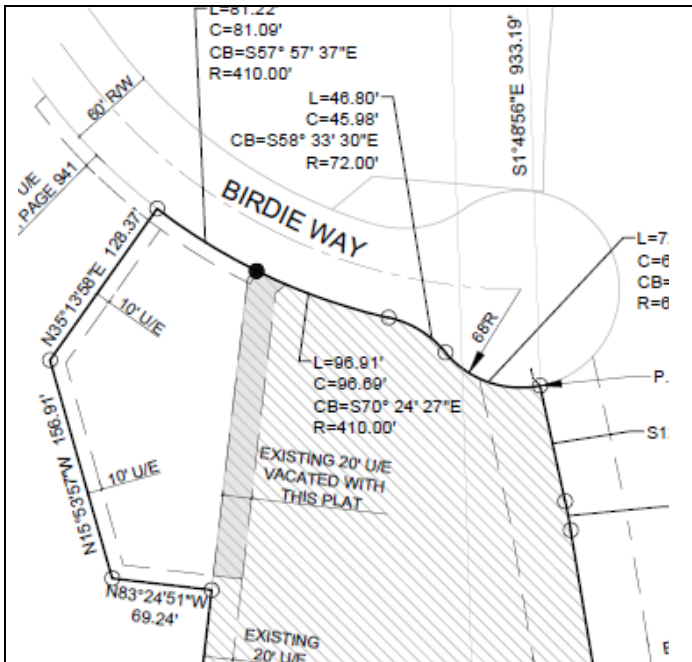


Figure 1: Easement Dedication and Vacation Lot 2A.

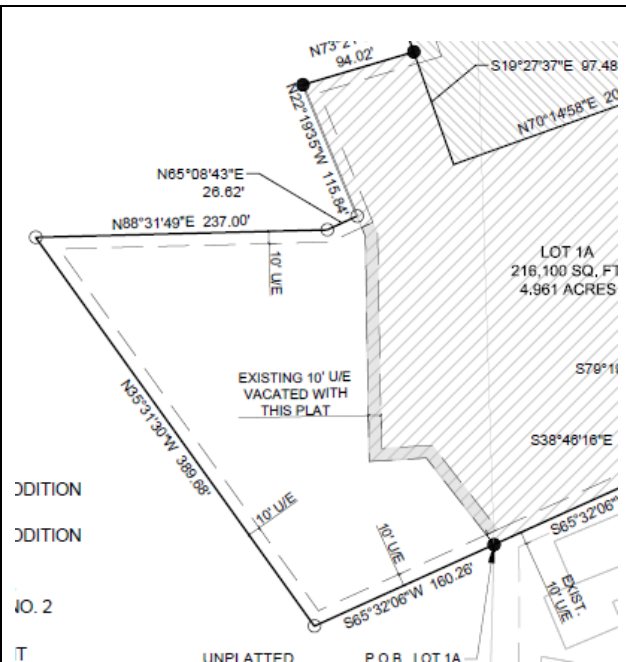


Figure 2: Easement Dedication and Vacation Lot 1A