



ADMINISTRATIVE DETERMINATION & CERTIFICATION

FINAL PLAT

Cedar Grove Subdivision, PF-17-00684

January 18, 2018

PF-17-00684: Final Plat for Cedar Grove Subdivision, located in the 1100 block of Biltmore Drive & Research Park Drive. The subdivision includes 93 residential lots, one non-residential lot. Submitted by BG Consultants, for WE 1929, LLC, 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 and subject to the City Commission acceptance of easements and rights-of-way.

KEY POINTS

- Platting required as pre-development step. Preliminary Plat has been approved.
- Development includes both detached and duplex development lots.
- One lot included in this Final Plat is for future non-residential development.
 - Zoned IBP (Lot 1, Block 1).
- Pedestrian connection from Juniper Lane to tract along west property line provided for open space recreation connection.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES

- CPA-17-00135: Chapter 7; Approved by the City Commission on 7/11/17; Ordinance No. 9384; pending publication.
- Z-17-00079: IBP to RS7; Approved by the City Commission on 7/11/17; Ordinance No. 9385; pending publication.
- Z-17-00080: IBP to RM12D; Approved by the City Commission on 7/11/17; Ordinance No. 9386; pending publication.
- PP-17-00256: Cedar Grove Subdivision Preliminary Plat; Approved by the Planning Commission on 7/26/17.

OTHER ACTION REQUIRED

- City Commission acceptance of dedication of easements and rights-of-way as shown on the Final Plat.
- Submittal and approval of Public Improvement Plans and provision and acceptance of means of assurance of completion prior to the recording of the Final Plat at the Douglas County Register of Deeds.
- 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 Preliminary Plat (PP-17-00256) approved by the Planning Commission. 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 Preliminary Plat.
- (ii). **Satisfies any conditions of approval imposed by the Planning Commission.**
The Planning Commission approved the Preliminary Plat on July 26, 2017 subject to the following condition: *Submission of a revised Preliminary Plat drawing to show a utility easement along the north and west property lines not to exceed 25' and an adjacent parallel landscape easement not to exceed 15' for a total easement area dedication of 40', per staff approval.* The applicant revised the Preliminary Plat to provide the required easements. The condition imposed by the Planning Commission on the Preliminary Plat has been satisfied.
- (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 as shown on the Preliminary Plat.
- (iv). **Represents a plat for which all required public improvements have been completed or for which adequate guarantee of improvements has been provided.**
Development of this subdivision will include extension of water, sanitary sewer, stormwater sewer, streets and sidewalks. Public Improvement Plans are required for this project.
- (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.

STAFF REVIEW

The subject property is being platted to accommodate new infill residential development west of Wakarusa Drive and north of Legends Drive. The subdivision includes lots for single dwelling and duplex residential development and a 5-acre lot that is part of the IBP (Industrial Business Park) District at the south end of the subdivision. The subdivision also includes a 37,161 SF tract (Tract A, Block 6) that is for detention.

Compliance with Preliminary Plat

The Final plat conforms to the Preliminary Plat [PP-17-00256].

Street and Access

The Final Plat shows the local street network being extended to serve this development. The proposed street design and lot access are consistent with the approved Preliminary Plat.

Easements and Rights-of-way

Easements and rights-of-way are being dedicated as shown on the drawing for utility infrastructure.

Landscape Easements: The subdivision also includes landscape easements located along the north and west sides of the development and along lot lines that change from RM12D to RS7 and from IBP to RS7. These landscape easements provide a transition between the zoning districts. Construction of buildings and structures is prohibited. The Landscape easements along the north and west side will include berms

between the adjacent residential subdivisions as a concession reached between the developer and the existing property owners. Berms, required for this project, shall be constructed with initial public improvements but will become the maintenance responsibility of the individual property owners. The width of the landscape easement generally corresponds to the type of applicable bufferyard required per section 10-1005 of the *Land Development Code*.

A type 1 buffer yard is required along the RS/RM zoning district boundaries. A type 3 bufferyard is required along the RS and RM/IBP zoning boundaries. Figures 2 and 3 below provide a range of choices of the width and planting options for a buffer yard.

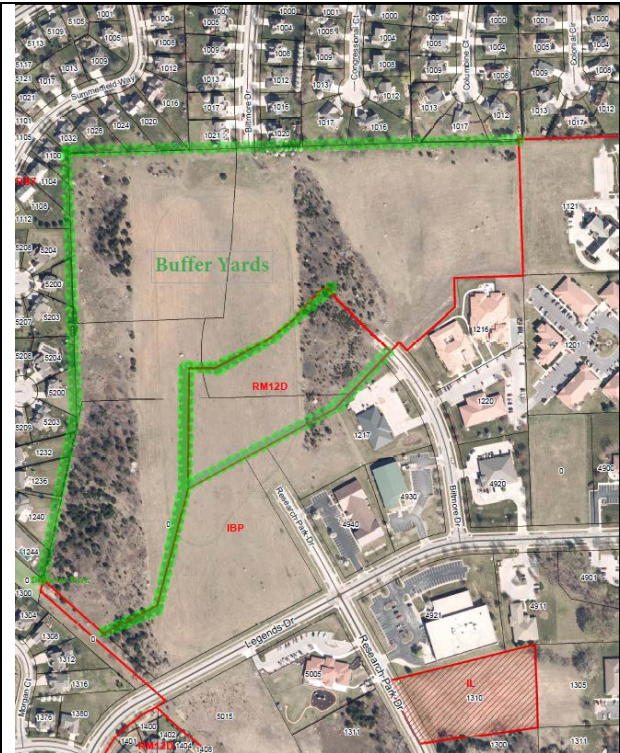


Figure 1: Proposed Landscape Easements (Buffer Yards)

Developing Site's Zoning	Adjacent Site's Zoning						
	RS	RM	CN1, CO, CN2	MU, CD	CC, CR, CS	IBP, IL, IM, IG	GPI, H
RS Districts (Residential uses)		1	1	2	2	3	3
RS Districts (Nonresidential uses)	1	1	1	1	2	3	2
RM Districts	1		1		2	3	2
CN1, CO and CN2 Districts	1	1			1	2	1
MU and CD Districts	2						
CC, CR and CS Districts	2	2	1			1	1
GPI and H Districts	3	2	2			1	
IBP, IL, IM and IG Districts	3	3	2		1		1

Figure 2: 20-1005 (c) Table of Required Bufferyards

Buffer Width	100 Linear Feet	Landscape Material Requirements	
		Trees	Shrubs
10 feet		4	10
15 feet		3	8
20 feet		3	7
25 feet		2	5

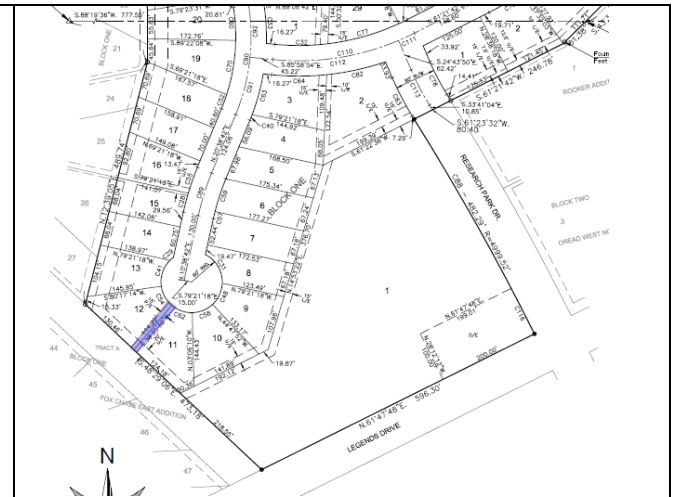
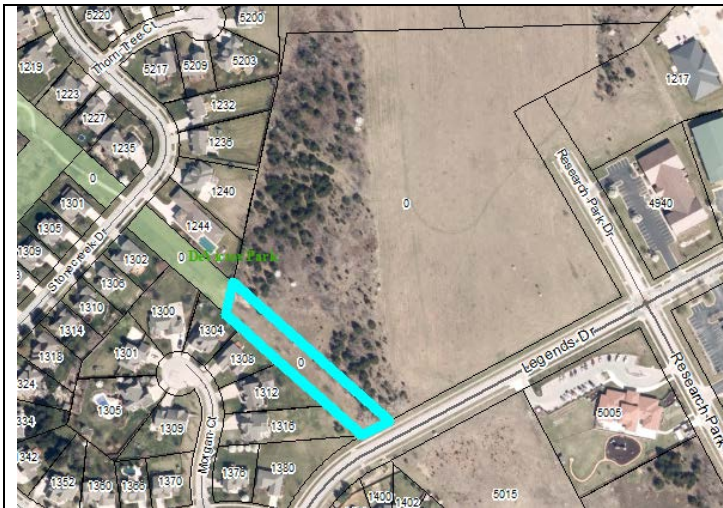
Figure 3: 20-1005 (d) Type 1 Bufferyards

Bufferyard plantings are reviewed as part of a site plan and will be part of any future development of the IBP District lot. Site plans are not required for detached and duplex development. The element of the bufferyard included for review in this application is the location; established as part of the easement dedication of the subdivision only.

The berms, discussed earlier in this report will be included on the north and west sides of the development as part of the Public Improvement Plans. There are no specific planting requirements for the interior landscape easements that bound the RM12D district within this subdivision. The Landscape easement has the effect of providing a designated open space between the detached and duplex lots. Fences may be constructed in this space but structures are prohibited.

Pedestrian Easement: A pedestrian easement is proposed at the south end of the subdivision between Lots 11 and 12, Block 1 at the end of the cul-de-sac (Juniper Lane). This pedestrian access is intended to

The developer is working with the City of Lawrence to transfer ownership of this tract to the City of Lawrence through a separate transaction.



Right-of-Way: Both Research Park Drive, at the south end, and Biltmore Drive at the north end, include 80' of right-of-way. The remainder of the interior streets include 60' of right-of-way as is typical for local streets.

The utilities and infrastructure being provided with the Final Plat coincide with those proposed on the Preliminary Plat.

Public Improvement Plans are required for this project. The means of assurance of completion of improvements (letter of credit, funds in escrow, etc.) must be provided prior to the recording of the Final Plat with the Register of Deeds.

The Master Street Tree Plan and graphic includes the required number of trees along all existing and proposed streets.

This Final Plat is consistent with the planned development of the property.