

PLANNING COMMISSION REPORT REGULAR AGENDA

PC Staff Report
PP-14-00133

ITEM NO. 3 PRELIMINARY PLAT FOR BERT NASH ADDITION; 138 ALABAMA (SLD)

PP-14-00133: Consider a Preliminary Plat for Bert Nash Addition, a two-lot subdivision located at 138 Alabama St. Submitted by the City of Lawrence, for Bert Nash Community Mental Health Center Inc., property owner of record.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Plat of Bert Nash Addition.

Reason for Request: *Requirement per City agreement for transfer of property for park.*

KEY POINTS

- The property is partially encumbered with regulatory floodplain.
- This property includes previously platted lots and rights-of-way.
- Existing Right-of-Way for Alabama Street and Illinois Street will be vacated with this plat.
- Right-of-Way previously vacated for W. 2nd Street will be rededicated with this plat.

SUBDIVISION CITATIONS TO CONSIDER

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

ASSOCIATED CASES/OTHER ACTION REQUIRED

- SP-14-00039 Sandra Shaw Trail [Former VFW site to Kaw Water Treatment Plant]

Other action required:

- Submittal of final plat for administrative approval and recordation.
- City Commission acceptance of dedication of easements and rights-of-way for the Final Plat.

PLANS AND STUDIES REQUIRED

- *Traffic Study* – Not required for project.
- *Downstream Sanitary Sewer Analysis* – The City Utility Engineer indicated that a DSSA is not required.
- *Drainage Study* – A drainage study is not required for this project because downstream flooding is confined to the regulatory floodplain. [Stormwater Management Criteria Section 1.6.E.2.a]
- *Retail Market Study* – Not applicable to request.

PUBLIC COMMENT

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

Site Summary

Gross Area:	13.578 acres
Number of Proposed Lots:	2
Right-of-Way Dedicated:	Lot 1 – City Park = 8.463 Acres
	Lot 2 – Bert Nash = 4.766 Acres
	.349 acres (for W. 2 nd Street)

GENERAL INFORMATION

Current Zoning and Land Use: GPI (General Public and Institutional) District; Former VFW hall and open space

Surrounding Zoning and Land Use: To the North
IG (General Industrial) and VC (County Valley Channel) Districts; includes property owned by the City of Lawrence and existing railroad right-of-way.

To the West
RS10 (Single-Dwelling Residential) and IG (General Industrial) along the west side of Maine Street extended; existing manufactured housing development.

To the South
GPI (General Public and Institutional) District and RM12 (Multi-Dwelling Residential) District; uses include Maine Street right-of-way, School District property and Water Treatment Facility. Residential uses are located on the south side of W. 2nd Street between Alabama Street and Illinois Street.

To the East
IG (General Industrial) District; existing city property. Utility Pump Station related to Water Treatment Facility.

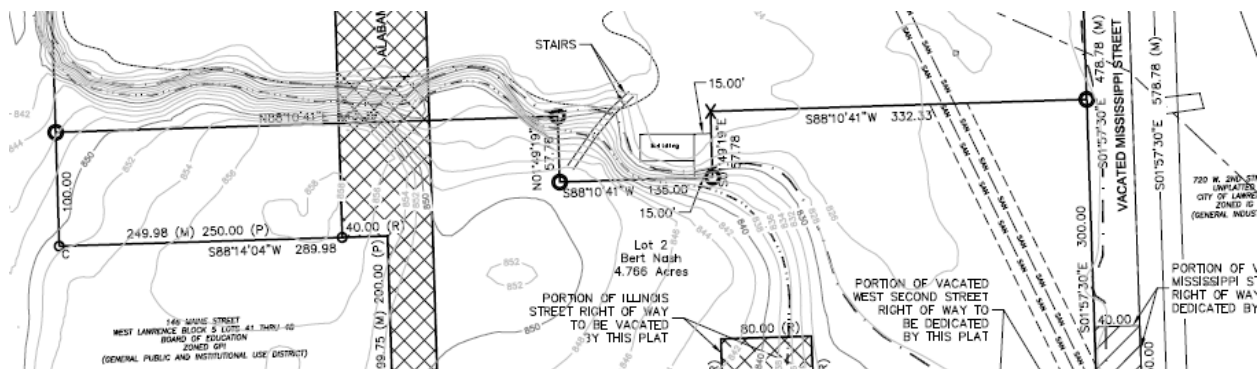
STAFF REVIEW

This property was the former location of the VFW hall. The property includes a pond and a recently constructed recreation path. The purpose of this preliminary plat is to define the boundary between property that is intended to be dedicated as a public park and the remaining part that will be retained by Bert Nash for future development.

Compliance with Zoning Regulations for the GPI District

The property is zoned GPI with a minimum lot area of 20,000 SF. This preliminary plat includes two lots that exceed this minimum requirement.

The lot lines along the south side of Lot 1 are established to incorporate existing improvements and to accommodate a building setback for an existing structure that will remain.



Zoning and Land Use

Proposed Lot 1 has recently been improved with a recreation path as part of a planned trail improvement through the area. The trail will be extended to the east through Burcham Park in the near future. Lot 1 also includes stairs and a structure along the south property line that will remain. The stairs provide access from proposed Lot 2 to the park property. Proposed Lot 2 includes the vacant VFW building. Long-term plans will result in the removal of the former VFW building to accommodate future development for Bert Nash. Subdivision approval is a pre-development requirement.

Streets and Access

The property is located on the north side of W. 2nd Street and the east side of Maine Street. Maine Street is improved only a short distance north of W. 2nd Street. There are no plans to improve Maine Street at this time.

This property includes vacated right-of-way for Illinois Street and Mississippi Street. The proposed plat includes a request to vacate a portion of existing Alabama Street as shown on the attached drawing. At some point, a portion of W. 2nd Street was also vacated. However, the street does exist within this space. The dedication of the W. 2nd Street right-of-way is a correction to the existing condition and will reflect how the land is used along the south side of the property.

Utilities and Infrastructure

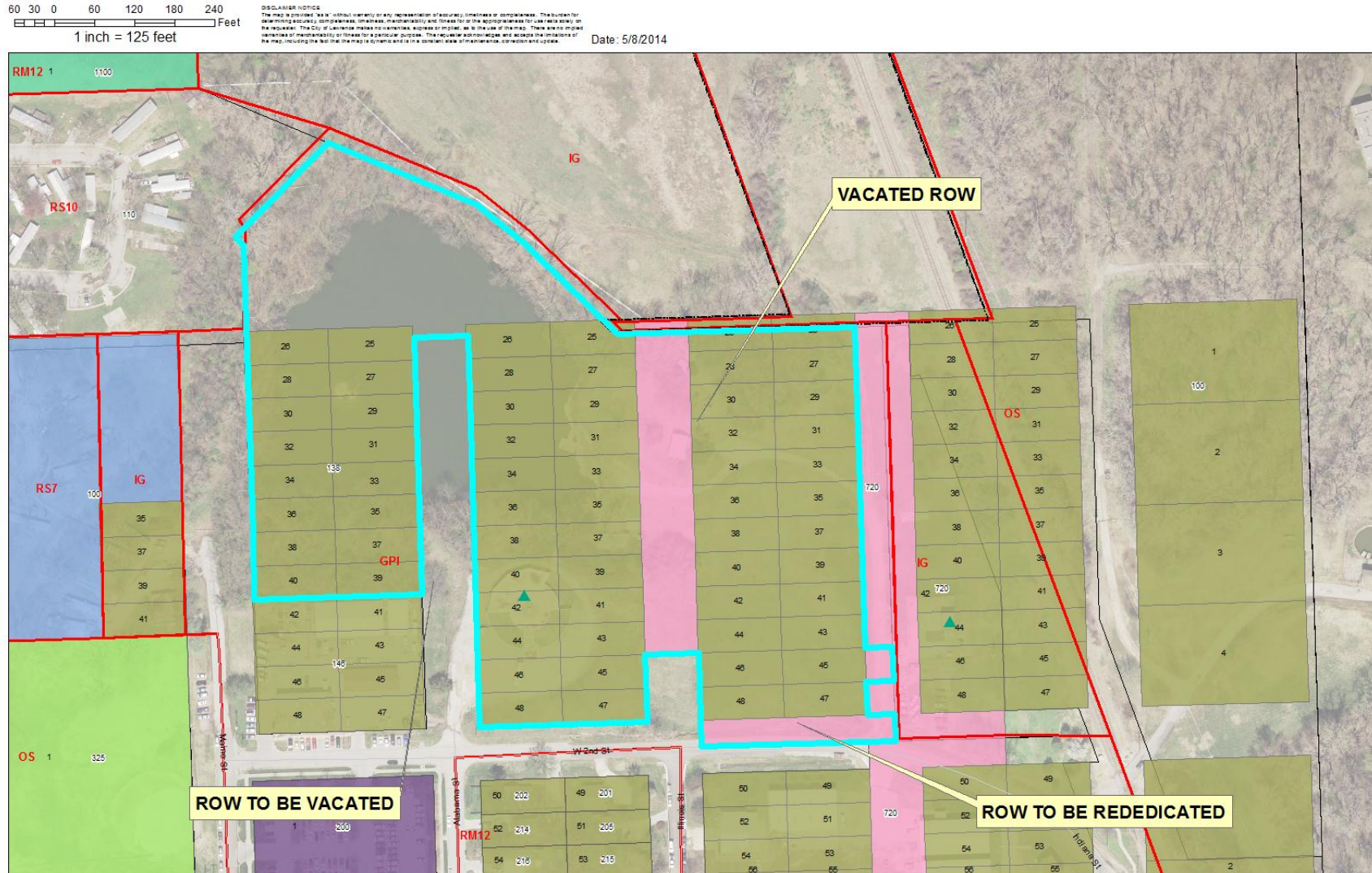
This site includes an existing sanitary sewer line crossing from the north to south on the east portion of the site. Other private utilities are located within parts of the existing and proposed right-of-way (WOW and Westar) that will remain when the right-of-way is vacated. Utility easements are provided to protect the existing facilities.

Easements and Rights-of-way

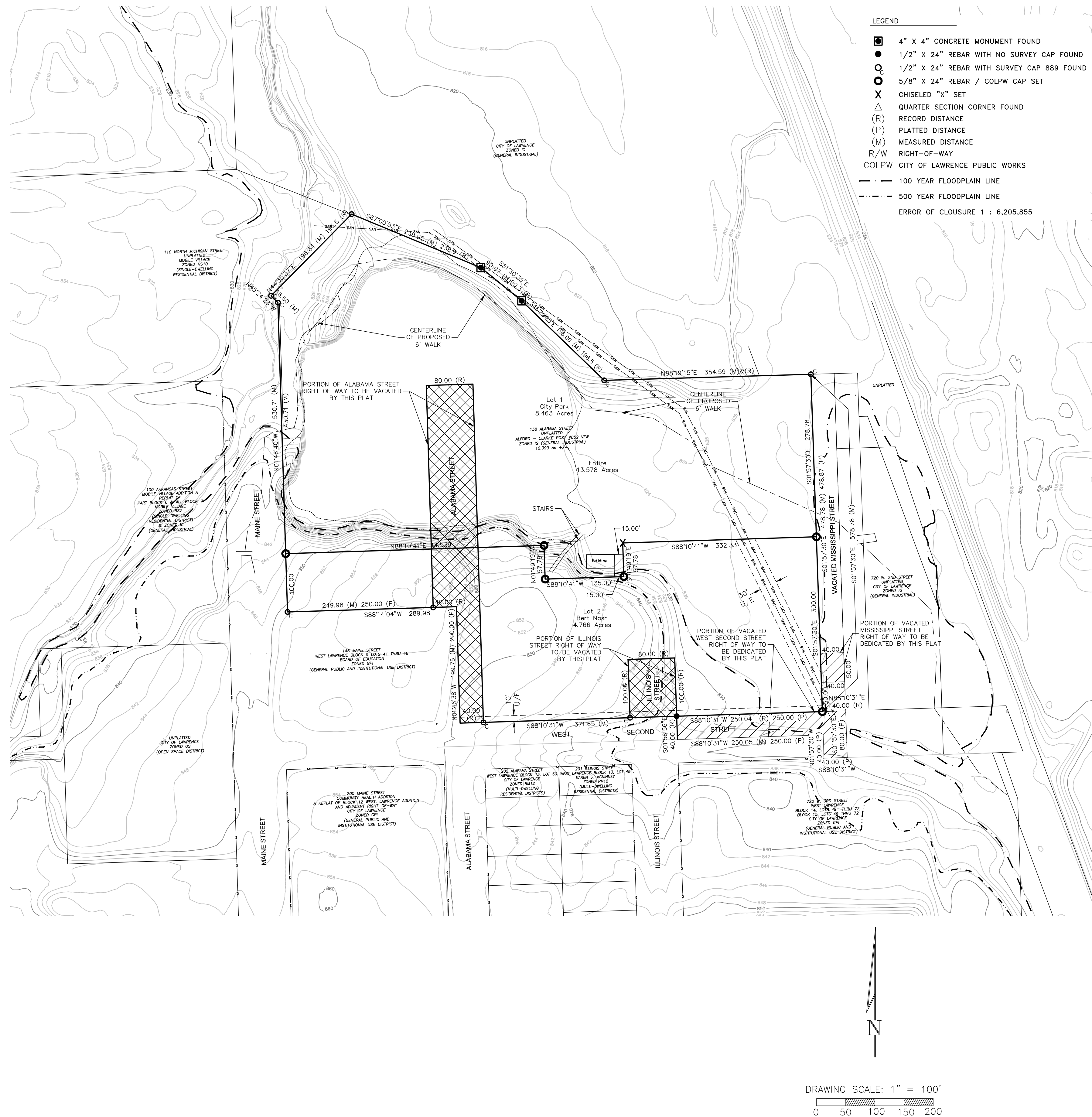
As noted earlier this plat includes the re-dedication of right-of-way for W. 2nd Street between Illinois Street and Mississippi Street. Additional easements for utilities are provided adjacent to W. 2nd Street.

Conformance

The preliminary plat is in conformance with the standards and requirements of the Subdivision Regulations and the Development Code.



A PRELIMINARY PLAT OF
BERT NASH ADDITION
A SUBDIVISION IN THE CITY OF LAWRENCE,
DOUGLAS COUNTY, KANSAS



DESCRIPTION

LOTS 25 THROUGH 48, INCLUSIVE IN BLOCK 3; LOTS 25 THROUGH 48, INCLUSIVE IN BLOCK 4; LOTS 25 THROUGH 40, INCLUSIVE IN BLOCK 5, IN THE PART OF THE CITY OF LAWRENCE KNOWN AS WEST LAWRENCE, TOGETHER WITH ALL VACATED STREETS ACCRUING THERETO, LESS THE WESTERN HALF OF MISSISSIPPI STREET RIGHT OF WAY VACATED BY ORDINANCE NO. 378, LYING EASTERLY TO LOTS 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, AND 47, IN BLOCK 3 CONVEYED TO THE CITY OF LAWRENCE BY WARRANTY DEED RECORDED IN BOOK 579, PAGE 1808; AND LESS THE WESTERN HALF OF MISSISSIPPI STREET RIGHT OF WAY VACATED BY ORDINANCE NO. 378, LYING EAST OF LOT 45; BY QUIT CLAIM DEED RECORDED IN BOOK 1111, PAGE 808; AND A TRACT OF LAND IN THE NORTH HALF, OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3 WEST LAWRENCE, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, AS MONUMENTED BY A 1/2" IRON BAR WITH SURVEY CAP #889; THENCE SOUTH 01°57'30" EAST ON THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 478.78 FEET; THENCE NORTH 88°10'31" EAST, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF VACATED MISSISSIPPI STREET; THENCE SOUTH 01°57'30" EAST ON THE CENTERLINE OF VACATED MISSISSIPPI STREET, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°10'31" WEST, A DISTANCE OF 40.00 FEET, TO THE EAST LINE OF SAID BLOCK 3; THENCE SOUTH 01°57'30" EAST ON THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 47 AND THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST SECOND STREET; THENCE NORTH 88°10'31" EAST ON THE NORTH RIGHT-OF-WAY LINE OF VACATED WEST SECOND STREET PROJECTED, A DISTANCE OF 40.00 FEET, TO THE CENTERLINE OF VACATED MISSISSIPPI STREET; THENCE SOUTH 01°57'30" EAST ON THE CENTERLINE OF VACATED MISSISSIPPI STREET AND ITS EXTENSION THEREOF, A DISTANCE OF 80.00 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST SECOND STREET; THENCE SOUTH 88°10'31" WEST ON THE SOUTH RIGHT-OF-WAY LINE OF VACATED WEST SECOND STREET, A DISTANCE OF 40.00 FEET; THENCE NORTH 01°57'30" WEST, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF VACATED WEST SECOND STREET; THENCE SOUTH 88°10'31" WEST ON THE CENTERLINE OF VACATED WEST SECOND STREET, A DISTANCE OF 250.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF ILLINOIS STREET EXTENDED; THENCE NORTH 01°56'56" WEST ON EAST RIGHT-OF-WAY LINE OF ILLINOIS STREET EXTENDED A DISTANCE OF 40.00 FEET TO A 1/2" IRON BAR AT THE SOUTHWEST CORNER OF LOT 48, OF SAID BLOCK 3; THENCE SOUTH 88°10'31" WEST ON THE NORTH RIGHT-OF-WAY LINE OF WEST SECOND STREET A DISTANCE OF 371.65 FEET TO THE CENTERLINE OF ALABAMA STREET; THENCE NORTH 01°46'38" WEST ON THE CENTERLINE OF ALABAMA STREET, A DISTANCE OF 199.75 FEET; THENCE SOUTH 88°14'04" WEST, A DISTANCE OF 40.00 FEET, TO A 1/2" IRON BAR AT THE SOUTHEAST CORNER OF LOT 39, BLOCK 5, WEST LAWRENCE; THENCE SOUTH 88°14'04" WEST ON THE SOUTH LINE OF LOTS 39 AND 40, OF SAID BLOCK 5, A DISTANCE OF 249.98 FEET TO A 1/2" IRON BAR WITH SURVEY CAP #889 AT THE SOUTHWEST CORNER OF LOT 40, BLOCK 5, WEST LAWRENCE AND THE EAST RIGHT-OF-WAY LINE OF MAINE STREET; THENCE NORTH 01°46'40" WEST ON THE EAST RIGHT-OF-WAY LINE OF MAINE STREET, A DISTANCE OF 530.71 FEET, TO A 1/2" IRON BAR WITH SURVEY CAP #889; THENCE NORTH 45°24'23" WEST, A DISTANCE OF 16.50 FEET, TO A 1/2" IRON BAR WITH SURVEY CAP #889; THENCE NORTH 44°35'37" EAST, A DISTANCE OF 196.84 FEET, TO A 1/2" IRON BAR, NO SURVEY CAP; THENCE SOUTH 67°00'53" EAST, A DISTANCE OF 239.96 FEET, TO A 4"X4" CONCRETE MONUMENT; THENCE SOUTH 51°30'35" EAST, A DISTANCE OF 90.07 FEET, TO A 4"X4" CONCRETE MONUMENT; THENCE SOUTH 46°20'25" EAST, A DISTANCE OF 196.00 FEET, TO A 1/2" IRON BAR WITH SURVEY CAP #889 AT THE NORTH LINE OF WEST LAWRENCE ADDITION; THENCE NORTH 88°19'15" EAST ON THE NORTH LINE OF WEST LAWRENCE ADDITION, A DISTANCE OF 354.59 FEET, TO THE POINT OF BEGINNING; CONTAINING 13.578 ACRES, MORE OR LESS. ALL IN THE CITY OF LAWRENCE, DOUGLAS COUNTY, KANSAS, SUBJECT TO RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

GENERAL NOTES

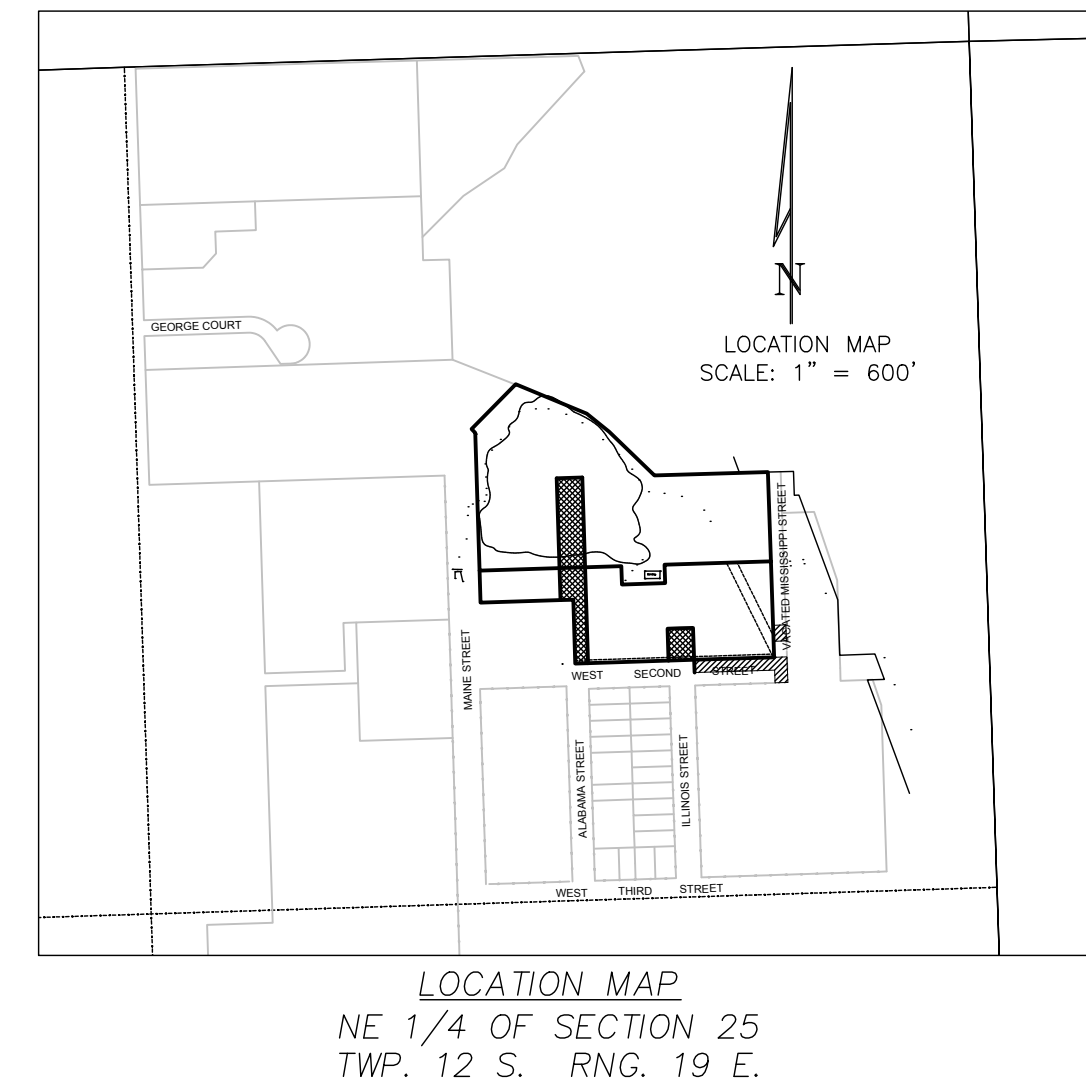
- OWNER: BERT NASH COMMUNITY MENTAL HEALTH CENTER, INCORPORATED
200 MAINE STREET
SUITE A
LAWRENCE, KANSAS 66044
- LAND PLANNER/ENGINEER: CITY OF LAWRENCE
6 E 6TH ST.
LAWRENCE, KANSAS 66044
 - SURVEYOR: CITY OF LAWRENCE
P.O. BOX 708
LAWRENCE, KS 66044
 - AERIAL AND TOPOGRAPHIC INFORMATION OBTAINED FROM AERIAL SURVEY PERFORMED BY SANBORN MAPPING FOR THE CITY OF LAWRENCE AND DOUGLAS COUNTY 2006. SPECIFIC TOPOGRAPHIC AND BOUNDARY INFORMATION FOR PROPERTY & DIRECTLY ADJACENT OBTAINED FROM FIELD SURVEY PROVIDED BY CITY OF LAWRENCE AND OTHERS.
 - TYPICAL SOIL TYPES: PAWNEE CLAY LOAM, 3% - 7% SLOPES
MORRILL CLAY LOAM, 7% - 12% SLOPES
EUDORA - KIMO COMPLEX
 - EXISTING LAND USE: VACANT
 - PROPOSED LAND USE: OFFICE USE AND PUBLIC OPEN SPACE
 - CURRENT ZONING: GPI
 - PROPOSED UTILITY LOCATIONS, ELEVATIONS, AND SIZES ARE PRELIMINARY AND WILL BE FINALIZED DURING FINAL DESIGN OF IMPROVEMENTS.
 - NO TREE REMOVAL IS REQUIRED FOR REPLATTING OF THIS PROPERTY.
 - SOILS INVESTIGATIONS SHALL BE PERFORMED BEFORE PRIMARY STRUCTURES ARE ERECTED ON LOTS WITH SLOPES GREATER THAN 3:1, OR NON-ENGINEERED FILL GREATER THAN 12 INCHES. A SOILS ENGINEER LICENSED BY THE STATE OF KANSAS, SHALL PERFORM INVESTIGATIONS, AND A REPORT OF THE INVESTIGATION SHALL BE SUBMITTED TO THE CITY OF LAWRENCE CODES ENFORCEMENT DIVISION. OTHER LOTS MAY BE REQUIRED TO BE INVESTIGATED WHERE EXCAVATION REVEALS INDICATIONS OF UNSUITABLE CONDITIONS.
 - A RIGHT-OF-WAY WORK PERMIT SHALL BE OBTAINED FROM THE CITY OF LAWRENCE'S PUBLIC WORKS DEPARTMENT, FOR ALL CONSTRUCTION WORK PERFORMED IN THE PUBLIC RIGHT-OF-WAY.

SITE SUMMARY

Gross Property Area	13.578 AC
Proposed ROW	0.349 AC
Total Number of Lots	2
Minimum Lot Size	4.766 AC
Maximum Lot Size	8.463 AC
Average Lot Size	6.615 AC

NOTES

- BASIS FOR BEARINGS FOR THIS PLAT IS STATE PLANE COORDINATES - KANSAS NORTH ZONE.
- A PORTION OF THE PROPERTY IS LOCATED WITHIN THE ONE PERCENT ANNUAL CHANCE (100-YEAR) FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 2004C0176C, EFFECTIVE DATE: AUGUST 5, 2010. THE BASE FLOOD ELEVATION (BFE) = 828.8.
- FLOODPLAIN REGULATIONS APPLY TO THIS LOCATION. FLOODPLAIN DEVELOPMENT PERMIT(S) WILL BE REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT(S.) PER CITY CODE 20-1308(A).
- BENCHMARK INFORMATION:**
1.0 MILE WEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT LAWRENCE, DOUGLAS COUNTY, IN THE NORTHWEST PART OF TOWN, AT THE FOURTH POLE NORTHWEST OF SEMAPHORE 271, AT THE WYE FORMED BY THE MAIN TRACK AND A SPUR TRACK, AT THE INTERSECTION OF INDIANA STREET AND SECOND STREET, 41 YARDS SOUTH OF THE CENTER OF THE CROSSING OF THE MAIN TRACK AND INDIANA STREET, 24 FEET SOUTHWEST OF THE CENTERLINE OF THE MAIN TRACK, 26 FEET EAST OF THE CROSSING OF INDIANA STREET AND THE SPUR TRACK, 9.6 FEET EAST OF A POWER-TRANSMISSION LINE POLE, A STANDARD DISK, STAMPED E 264 1940 AND SET IN THE TOP OF A CONCRETE POST, ELEVATION: 826.11



DATE OF PREPARATION: FEBRUARY, 2014