



# ADMINISTRATIVE DETERMINATION & CERTIFICATION

## FINAL PLAT

Langston Commons

September 25, 2015

**PF-15-00405:** Final Plat for Langston Commons, a 19.19 acre lot for future neighborhood commercial development located on the northeast corner of K-10 Highway and Bob Billings Parkway. Submitted by BG Consultants, for RSR Holdings 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 subject to the following condition:

1. Provision of a revised master street tree plan to include shade trees along the South Lawrence Trafficway, consistent with the landscape design standards of section 20-307 (c) of the Land Development Code.

### KEY POINT:

- This property was rezoned for future neighborhood commercial development.
- A separate Final Plat was submitted for the future residential development located north of this property known as Langston Heights Addition No. 2, PF-15-00397.
- The property abuts USD 497 property to the east.
- The proposed Final Plat does not include interior access easements as were shown on the approved Preliminary Plat.

### 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

#### Original Applications 2013

- Z-13-00251: 4.712 AC from UR to RS7.
- Z-13-00252: 2.674 AC from UR to RS5.
- Z-13-00253: 3.195 AC from UR to RM1.2D
- Z-13-00254: 3.349 AC from UR to RM12.
- Z-13-00255: 4.182 AC from UR and PD (Bob Billings Parkway Center PCD) to OS.
- Z-13-00256: 16.619 AC from UR and PCD Planned Commercial District to CN2.
- PP-13-00257: Langston Commons approved by the Planning Commission on 8/26/13. Replaced by PP-15-00246.
  - Preliminary Plat included 29 detached residential dwelling lots,
  - 7 duplex lots,
  - 1 multi-dwelling lot,
  - 1 neighborhood commercial lot, and
  - 2 tracts for open space.

#### New Applications 2015

- Z-15-00244: 0.193 acres from CN2 (Neighborhood Commercial) District to OS (Open Space).
- Z-15-00245: 0.992 acres from OS (Open Space) to CN2 (Neighborhood Commercial) District.
- Z-15-00251: 11.15 acres from RM24 (Multi-Dwelling Residential) District, RM12D (Multi-Dwelling Residential) District and RS7 (Single-Dwelling Residential) District to RS5 (Single-Dwelling Residential) District.
- PP-15-00246: Langston Commons approved by the Planning Commission on July 22, 2015.

## **OTHER ACTION REQUIRED**

- City Commission acceptance of dedications of easements and rights-of-way.
- Approval of public improvement plans and provision of means of assurance of completion, prior to the recording of the Final Plat. PIP's submitted to City on September 14, 2015 for review and processing.
- Submittal of one paper copy of the Final Plat for the file and one mylar copy, which is notarized for and signed by the owners, engineer, surveyor and County Surveyor to be recorded at the Douglas County Register of Deeds.
- Pins for all lot corners and all corners of the subdivision shall be set and the completion of the setting certified by the responsible land surveyor before the plat is recorded or certification shall be provided to the Planning Director that the corners of the subdivision have been pinned and there is a contract with a licensed surveyor to pin the lots after completion of street and public improvements per section 20-811 (k) of the Subdivision Regulations.
- Execution of a Master Street Tree Plan.

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

The Final Plat conforms to the content requirements of Section 20-809(l) of the Subdivision Regulations and is consistent with the Preliminary Plat (PP-15-00246) approved by the Planning Commission on July 22, 2015. This application is the southern portion of the area included in the approved Preliminary Plat.

**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; except the Final Plat, as proposed, does not include interior access easements as were shown on the approved Preliminary Plat. See discussion below.

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

The Planning Commission approved the Preliminary Plat without conditions.

**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 utility easement and drainage easement dedications as the Preliminary Plat. The Final Plat contains the same drainage and open space tracts as shown on 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 has submitted Public Improvement Plans 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 a lot intended for future commercial development located on the northeast corner of Bob Billings Parkway and K-10 highway. The developable portion of the lot is separated from the public right-of-way by two tracts of land that accommodate detention and open space. The preliminary plat included a residential area along the north property line of this property and is proposed as the Final Plat for Langston Heights Addition No. 2. That property is not included in this proposed Final Plat.

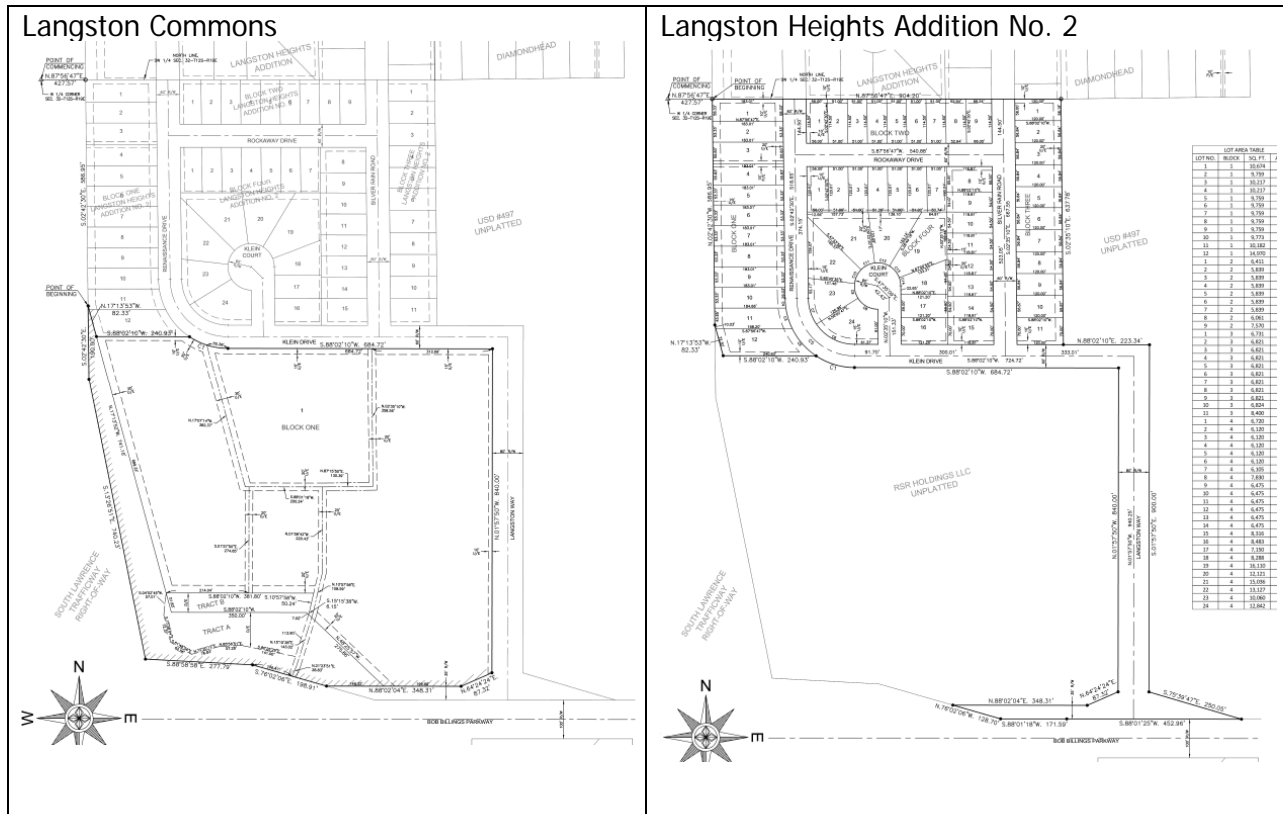
**ACCESS**

The proposed Final Plat will extend the local street network to the undeveloped land and provide connectivity to the south as part of this development. Langston Way will intersect with Bob Billings Parkway and provide access to the future commercial development to the west and the undeveloped tract of land, USD 497, to the east.

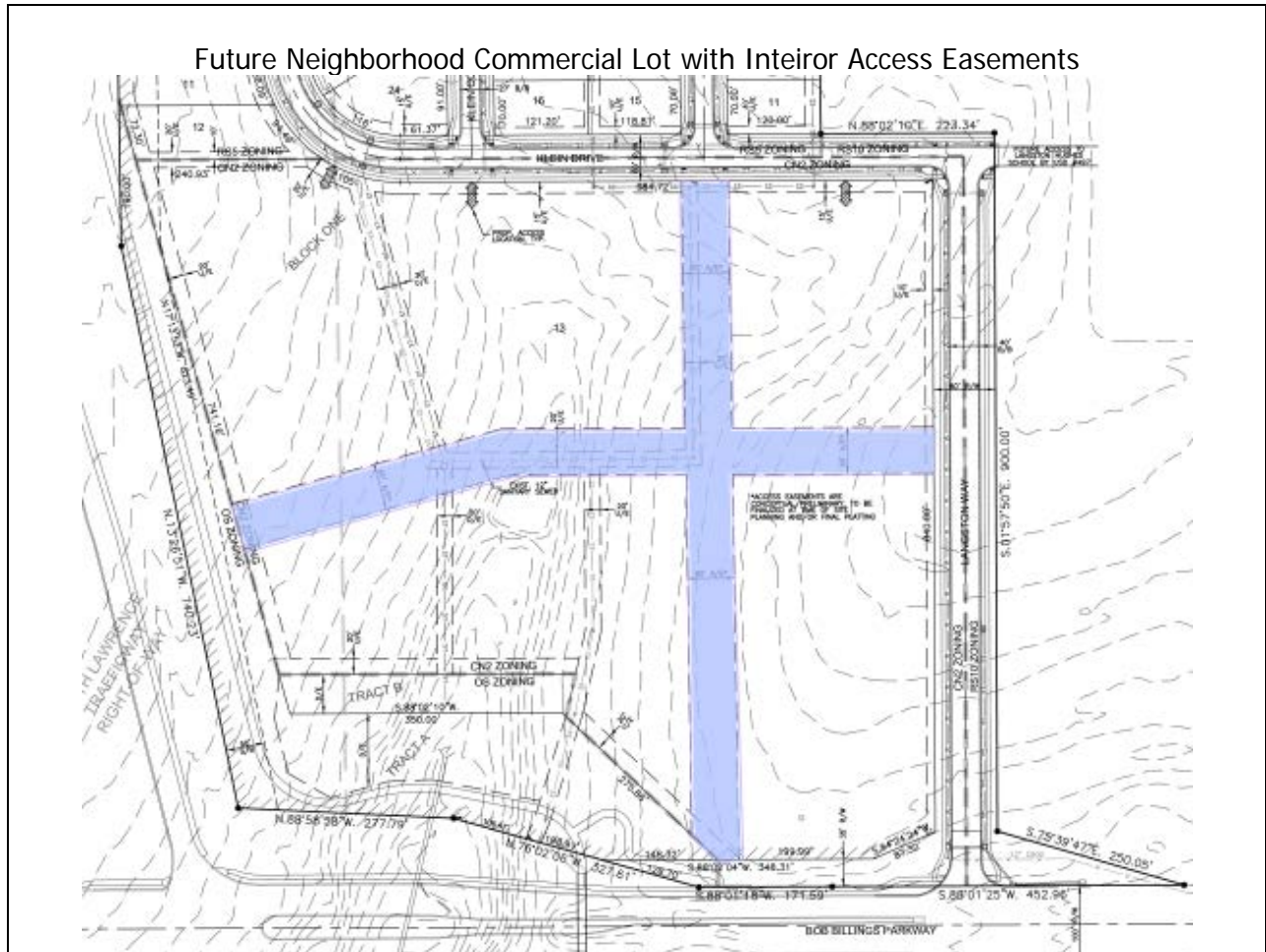
Direct access to Bob Billings Parkway and K-10 highway are prohibited.

**EASEMENTS AND RIGHTS-OF-WAY**

New street right-of-way is not proposed with this Final Plat. Langston Way is proposed as an 80' right-of-way located adjacent to the east property line. Klein Drive is proposed as a 60' right-of-way located adjacent to the north property line. The actual dedication of this right-of-way occurs with the Final Plat of Langston Heights Addition No. 2 and is shown on the Final Plat of Langston Commons for context.



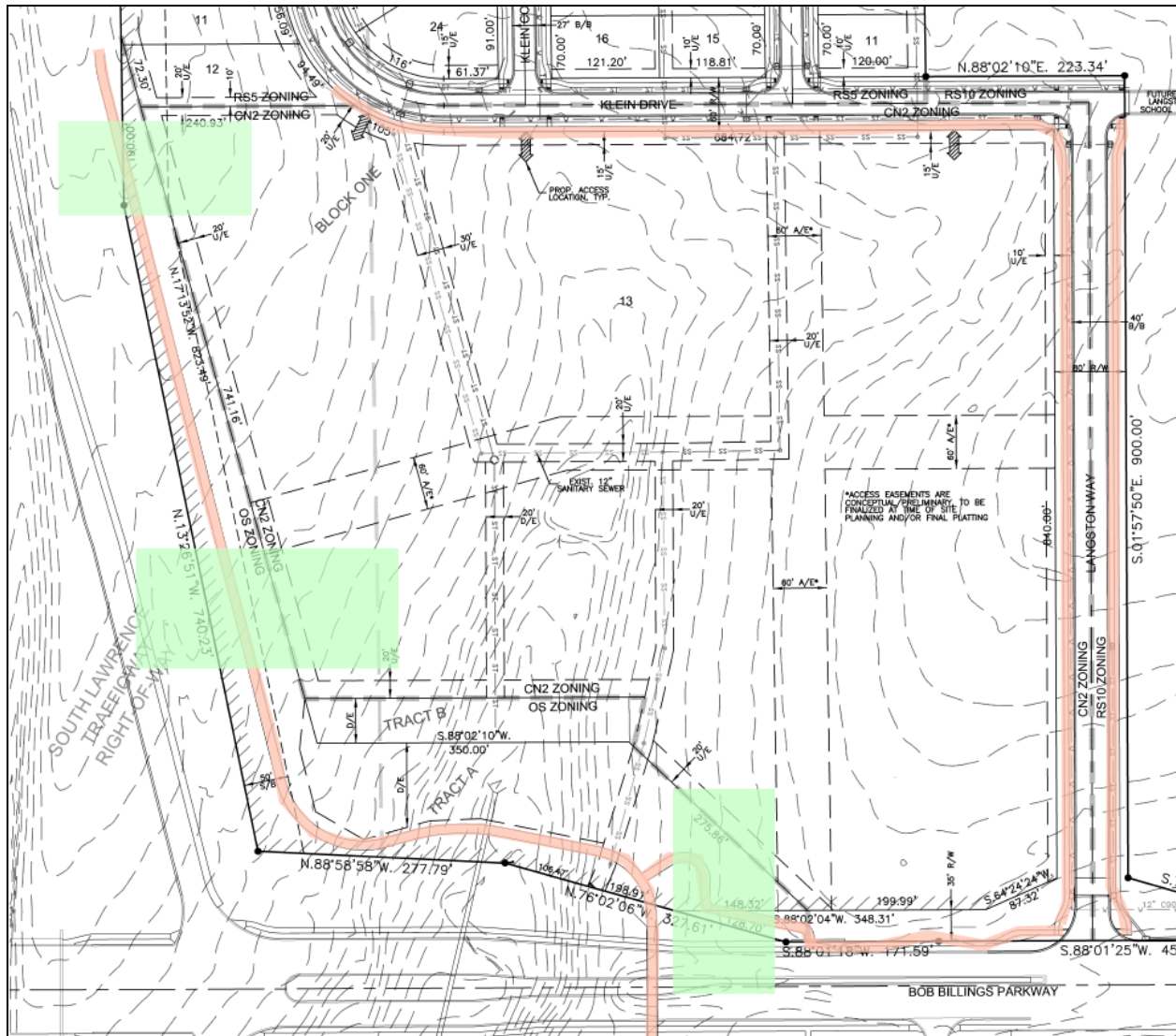
At this time Langston Commons is proposed as a single lot. Interior streets are not proposed. The approved Preliminary Plat included interior access easements that are not included in the final plat. Interior access was shown on the Preliminary Plat in response to review comments of the project with the acknowledgement that they may change as details of development are confirmed. Given the uncertainty of the future development and the likelihood of vacation of the access easements to align with a future development plan, the applicant's design team proposes to defer the dedication of interior access easement to be determined with the submission of a future site plan.



Future subdivision of the lot may be considered. Interior access could be provided via a public street or shared access easements as applicable to future development of the lot. An interior access easement may also be dedicated by separate instrument concurrent with a future site plan for the development of the lot.

The proposed Final Plat includes several perimeter and interior utility easements. These easements are consistent with the approved Preliminary Plat. Prior to final approval and recording the Final Plat with the Register of Deeds Office the Final Plat must be considered by the City Commission for acceptance of easements and rights-of-way.

Tract A is noted as "privately owned" with a permeant easement conveyed to KDOT for the purposes of controlled highway access and highway construction. This easement does not prohibit access to the shared-use path. The exact location and alignment of the multi-purpose recreation path and the connection between the path and future commercial development are undefined at this time. A condition of commercial development of this property will include the provision of the pedestrian connection. Unlike the residential connections to the north this connection can be deferred until such time as the commercial development pattern is more defined. Residential development requires the constriction of the pedestrian connections as part of the public improvements. One or more pedestrian connections are anticipated between the commercial development and the peripheral public sidewalk facilities.



### UTILITIES AND INFRASTRUCTURE

Sanitary Sewer Mains and Water Mains will be extended to serve the property. The layout of these mains has been approved by the City Utilities Department. Public Improvement Plans for these improvements have been submitted to City Staff for review and processing. Prior to the

recording of the Final Plat and a means of assurance of completion of public improvements must be provided.

#### MASTER STREET TREE PLAN

Street trees are required along public streets at a ratio of 1 tree per 40 ft of street frontage. Klein Drive and Langston Way are being dedicated with the Final Plat of Langston Heights Addition No. 2. However, the street trees for the south and west sides of those public streets are included in the Master Street Tree Plan for Langston Commons. Additionally, this property abuts K-10 highway along the west property line and Bob Billings Parkway along the south property line. The lot is separated by Tract A that is immediately adjacent to the public right-of-way for the Highway and the Parkway. The Master Street Tree Plan includes the tree requirements along Bob Billings Parkway and along K-10 highway. Coordination of the installation of street trees will be required with a future site plan for the development of the property.

In addition to street trees, this area is subject to the additional landscape requirements of the SLT/K10 Transportation Corridor Overlay District (Section 20-307(c) of the Land Development Code). These landscape standards will be assessed with the future application of a site plan for the property.

#### 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.