

APPLICATION SUMMARY:

Meeting Date: February 20, 2018

Planner: Carol Kuhn, AICP, Planning Manager

Project Name: Prince 10 Subdivision Filing No. 1

Case Number: MIN17-0005

Application type: Minor Subdivision, Final Plat

Location: 5463-5473 S. Prince St.

Size of Property: 0.287 acres

Zoning: CA – Central Area Multiple Use

Applicant: Bill Lyons, Prince 10, LLC.

Applicant's Representative: Jen Hippisley, Point Consulting, LLC.

Owner: Prince 10, LLC.

Project Description: A resubdivision of Lot 1, Block 1 Bolis Subdivision and a portion of unplatted land to create Lot 1, Prince 10 Subdivision Filing No. 1

PROCESS: Minor Subdivision - Final Plat

Preliminary Plat
(Approved by Community Development and Public Works)

➤ Final Plat
(Decision by City Council – General Business February 20, 2018)

Site Development Plan
(Administrative decision – under review)

The city council decision must consider the relevant goals and policies of the Citywide Plan and the staff approval of the preliminary plat.

Following the final plat, the next step in the development review process is a site development plan.

The purpose of a final plat is to establish lots, blocks, tracts, and easements. Technical issues such as drainage, grading and utilities are also reviewed during preliminary and final plats. A site development plan is the final step which provides site details, including review of any applicable design standards, underlying zoning requirements, landscaping, and lighting.

LOCATION:

The subject property is located on the west side of Prince Street, north of Berry Avenue, at 5463-5473 S. Prince Street.

**BACKGROUND:**

The subject property is the site of a former single-family residence at 5463 S. Prince Street. The property is within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea 3 of the Downtown Design Standards and Guidelines. The property is zoned Central Area Multiple Use (CA) which permits a variety of residential, retail, service, office, commercial, and business uses. The existing single-family residence has been demolished. A preliminary plat for this minor subdivision has been approved administratively by the Community Development and Public Works Departments.

PROJECT DESCRIPTION:

This final plat application is a resubdivision of Lot 1, Block 1 Bolis Subdivision and a portion of unplatted land to create a single, 0.287 acre lot, to be known as Lot 1, Prince 10 Subdivision Filing No. 1.

STAFF ANALYSIS:

The preliminary plat was approved by the Community Development Director and the Public Works Director. The following is the analysis of the proposal with the city's final plat regulations for minor subdivisions.

Section 11-4-1(C)(3) of the City's Subdivision Regulations for minor subdivision final plats requires the following:

If the director of community development and the director of public works certify that a final plat is in compliance with the approved preliminary plat, accepted engineering principles, and the ordinances of the city and the plat is approved as to form by the city attorney, said plat shall be submitted to the city council for final approval.

The directors of both Public Works and Community Development have evaluated the Prince 10 Subdivision Filing No. 1 final plat based on compliance with 11-4-2(C)(1) which includes the following: subdivision regulations, applicable engineering regulations, the Comprehensive Plan, existing and proposed development, and comments from affected agencies.

Compliance with provisions of the subdivision regulations:

The proposed final plat meets all of the provisions of the subdivision code, in that it was prepared by a registered surveyor and includes all of the requested information found in section 11-5-1(B), including: existing right-of-way location, easements, lot dimensions, addresses, and lots/blocks.

The proposed final plat meets all of the requested information found in section 11-5-1(C), including a drainage plan and civil construction documents (CD's). Final site drainage was reviewed with the final plat and will be finalized with the site development plan (SDP). Engineering has reviewed the final drainage report for the associated final plat and SDP. Construction drawings are currently under review in conjunction with the SDP.

The applicant has requested a waiver from providing on-site detention due to the space limitations of the site. The proposed landscape area is unsuitable for detention as it is anticipated to contain utilities for the site including water meters, water lines, gas meters, and gas lines.

Additionally, the storm water runoff from the site is anticipated to be less than the existing condition (by a reduction of 0.45 cfs from the existing condition) The City Engineer has granted this variance in accordance with the City of Littleton Storm Drainage Design and Technical Criteria Manual.

The project will provide on-site water quality through a single stormceptor manhole. This feature will filter pollutants from storm water runoff, prior to discharge into the storm sewer system. By providing on-site water quality, the site will be improved as compared to the existing condition.

A subdivision improvement agreement is not required for this project. A right-of-way permit will be required for any work within the public right-of-way.

The proposed final plat meets all of the requested information found in section 11-5-1(D) and includes all the necessary ownership certification blocks on the plat. If the final plat is approved by city council, all required signatures will be added to the plat prior to recordation at the county clerk and recorder’s office.

Compliance with Comprehensive Plan

The preliminary and final plats were reviewed for consistency with the city’s Comprehensive Plan. Specifically, the proposed development creates more “opportunities for residents to live, shop, and play where they work and to work, shop, and play where they live” (1.1), by adding 10 units of housing to the existing mixture of uses in the Downtown Littleton area.

Compliance with existing and proposed development

The proposed final plat for one multi-family residential lot is consistent with the overall intent of the Littleton Comprehensive Plan. The applicant has not indicated that the property will be subject to any further subdivision at this time. The minimum lot area for multi-family housing in the CA district is 575 square feet (sf) per residential unit. For 10 units, the required lot area for this development is 5,750 sf, and the proposed lot is 12,500 sf. Additionally, unobstructed open space has been demonstrated on the Preliminary Plat and the Site Development Plan. A table outlining the provided unobstructed open space has been included for information and is provided below.

Unobstructed Open Space Table

(Information from Site Development Plan - Provided for Informational Purposes Only)

Standard	Required (CA)	Provided (SDP17-0010)
Unobstructed Open Space	10% (1,250 square feet)	25.35% (3,169 square feet)

REFERRAL AGENCY RESPONSES:

Referrals for the preliminary and final plats were sent to Denver Water, Xcel Energy, CenturyLink, Comcast, Littleton Public Schools, South Suburban Parks and Recreation District, and Arapahoe County. A copy of the referral matrix is attached to the staff report.

In response, Denver Water provided their standards for new/upgraded water service to the property, but otherwise had no objections to the final plat. CenturyLink requested clarification regarding the rear, U-shaped utility easement and staff provided further information. The applicant revised the final plat and the site development plan and CenturyLink has indicated that their concerns have been addressed. South Suburban Parks and Recreation District did not have any comments on the final plat.

Additionally, will-serve letters were provided from Xcel Energy, Denver Water, and the Public Works Department (for sanitary sewer service), and are attached to this report.

No responses were received from Comcast, Littleton Public Schools, or Arapahoe County regarding the final plat.

The final plat dedicates three separate easements to the City of Littleton. These easements include the following:

- A 10' wide "Permanent Utility and Roadway Purposes" easement along the eastern edge of the property (Prince Street);
- A 20' wide sanitary sewer easement crossing the middle of the property from the eastern to western lots lines;
- An 8' wide utility easement along the western lot line.

Any necessary Denver Water easement(s) for water service will be further reviewed during the Site Development Plan review process and dedicated by separate instrument.

NEIGHBORHOOD OUTREACH AND CITIZEN COMMENTS:

Neighborhood outreach meetings are required for public hearing cases. Final plats are general business items and are not public hearings; therefore no formal outreach meeting was required.

Mailed notice to adjacent property owners is not required.

STAFF RECOMMENDATION:

Staff finds that the proposed final plat complies with the pertinent goals and policies of the city's Comprehensive Plan, promotes the general welfare of the community and recommends approval of Resolution Number 13-2018 for Prince 10 Subdivision Filing No. 1 final plat, Case Number MIN17-0005, subject to one condition of approval; that the final plat shall be recorded with the Arapahoe County Clerk and Recorder's Office prior to the issuance of building permits.

PROPOSED MOTION:

I move to approve Resolution 13-2018, concerning Prince 10 Subdivision Filing No. 1, Case Number MIN17-0005, subject to the following condition:

1. The final plat shall be recorded with the Arapahoe County Clerk and Recorder's Office prior to the issuance of building permits.