

Meeting Date: November 6, 2018

Planner: Karl Onsager, Planner I

APPLICATION SUMMARY:

Project Name: South Curtice Duplex Subdivision

Case Number: FP18-0008

Application type: Final Plat – Minor Subdivision

Location: 5530/5536 South Curtice Street
(east side of S. Curtice St., south of W. Berry Ave.)

Size of Property: 0.137 acres

Zoning: R-5, Planned Development Overlay (PDO)

Applicant: Marc Pizzoferrato, ROC Developments

**Applicant's
Representative:** Jonathan R. Lange, PE

Owner: CRT1, LLC

Applicant Request: The applicant requests approval of a final plat to subdivide Block 5, Lot 14, Littleton Subdivision, into two separate lots to divide the existing duplex on the property.

PROCESS:

Preliminary Plat
(Administrative Review)

➤ [Final Plat]
(Decision by City Council)

A minor subdivision – final plat requires council approval without a public hearing.

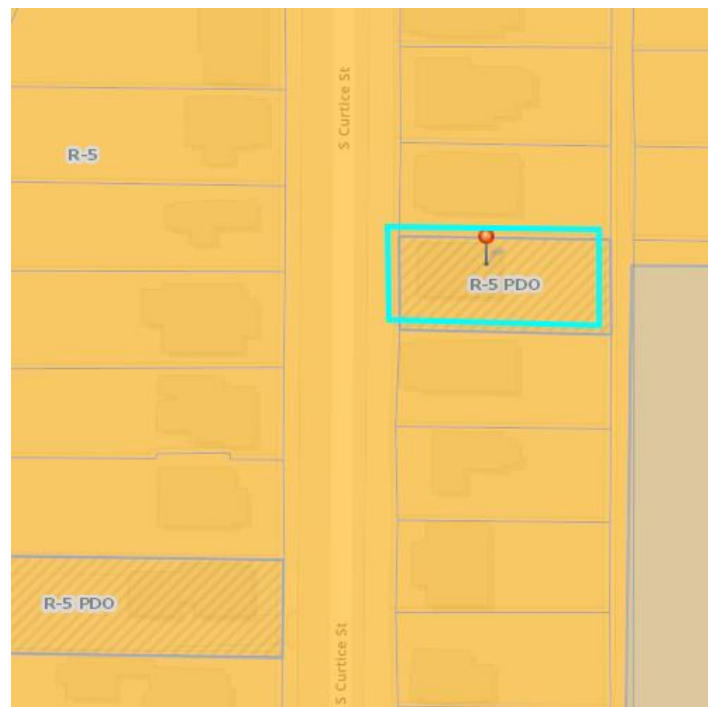
The purpose of platting is to subdivide parcels of land and establish lots. Technical issues such as drainage, grading and utilities are also reviewed during preliminary and final plats. The current proposal does not include a change in zoning or land uses.

LOCATION:

The site is located on the east side of Curtice Street between W. Berry Ave. and W. Powers Ave.



Location



Zoning – R5 PDO

BACKGROUND:Timeline

<i>September, 2016</i>	<i>Applicant meets with staff for Pre-application meeting for Site Development Plan, Planned Development Overlay (PDO), and Minor Subdivision</i>
<i>April 26, 2017</i>	<i>Planning Commission approves the South Curtice Duplex PDO</i>
<i>December 21, 2017</i>	<i>Approved Site Development Plan is recorded</i>
<i>January 9, 2018</i>	<i>Building permit for 5530/5536 S. Curtice is issued</i>
<i>September, 2018</i>	<i>Minor Subdivision application submitted</i>
<i>October 24, 2018</i>	<i>Building permit for 5530/5536 S. Curtice is finalized</i>

APPLICATION DETAILS:

The request is to divide the 0.137-acre lot into two lots, thereby allowing each side of the existing duplex to be sold individually. The PDO modified the setbacks in the R-5 zone district for the subject property. The proposed subdivision does not change the zoning of the property and does not create any nonconformity in respect to setbacks, lot sizes, open space, or building coverage. The existing duplex meets all requirements of the R-5 PDO zoning. Any future development (future additions or building modifications) of the subject properties must meet all requirements of the R-5 PDO zoning and all applicable zoning regulations. All of the existing easements are properly described on the final plat and the proposed subdivision does not impair the ability of any service provider to access their easements.

CRITERIA & STAFF ANALYSIS:

The preliminary and final plats for the South Curtice Street Duplex were reviewed by staff in accordance with city's subdivision regulations within the Littleton City Code (LCC).

LCC Section 11-4-2(C)1 states:

City staff shall review the proposed preliminary plat and final plat for compliance with the provisions of this title, other applicable regulations, the comprehensive plan, existing and proposed development, and comments from affected agencies and shall frame the city staff's formal recommendation on the proposed final plat.

In addition, LCC Section 11-4-2(C)3 states:

If the director of community development and the director of public works certify that the final plat is in compliance with the 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 city council for final approval.

1. Compliance with provisions of the Subdivision Regulations

The proposed final plat meets all of the provisions of the Subdivision Regulations, in that it was prepared by a registered surveyor and includes all the required information found in LCC Title 11, Chapter 5: Plat Details. Additionally, the proposed lots comply with the provisions of LCC Title 11, Chapter 6: Design Standards which includes considerations about the configuration of the proposed lots in order to avoid hazards, preserve natural features, and provide adequate services to the lots being created. In this case, both proposed lots will have adequate size, width, and depth to allow for development without creating adverse impacts to the subject property and the surrounding properties. Both proposed lots will maintain physical access to the adjacent public rights-of-way that surround the subject property. 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.

2. Compliance with the Zoning Regulations

The preliminary and final plats comply with the underlying R-5 PDO zoning district. The proposed lots and their existing developments will comply with the minimum lot size of 2,500 square feet (0.06 acres), minimum unobstructed open space requirement of 25% for overall site, and setbacks established by the PDO. All off-street parking requirements for the current uses are met, and any future use of either lot must comply with the requirements set forth in the zoning regulations.

3. Compliance with Comprehensive Plan

Because the proposed final plat complies with all applicable subdivision and zoning regulations and standards, and no new development is proposed on the subject property through this application, staff found no conflicts with the Comprehensive Plan or Downtown Neighborhood Plan.

4. Compliance with existing and proposed development

The proposed final plat would create two lots which divide the existing duplex on the site. The uses will remain residential. The subject property is surrounded by similar residential uses and the proposed subdivision will not result in any adverse impacts to the surrounding properties.

OUTSIDE REFERRAL AGENCIES:

No outside referral agency commented with conflicts to the preliminary or final plat. See attached outside referral agency matrix.

STAFF RECOMMENDATION:

The proposed final plat complies with all applicable LCC requirements. Staff recommends approval of Resolution Number 69-2018, for South Curtice Street Duplex, Final Plat