

**APPLICATION SUMMARY:**

**Meeting Date:** November 7, 2017

**Planner:** Carol Kuhn, AICP, Current Planning Manager

**Project Name:** Valley Feed Filing No. 1 Final Plat

**Case Number:** FP17-0001

**Application type:** Minor Subdivision, Final Plat

**Location:** 2679 W. Main Street

**Size of Property:** 0.718 acres

**Zoning:** B-2 PDO – B-2 Planned Development Overlay

**Applicant:** Jon Benallo

**Applicant's Representative:** Josh Rolland

**Owner:** 2679 Main Street Partner, LLC

**Project Description:** A resubdivision of Lots 27 through 25, a portion of Lot 28 and a portion of Lots 19 and 24 to create Lot 1, Block 1 of Valley Feed Filing No. 1

**PROCESS:** Minor Subdivision - Final Plat

Planned Development Overlay  
(Approved by Planning Commission August 22, 2016)

Certificate of Historic Appropriateness  
(Approved by Historical Preservation Board on January 18, 2017)

Preliminary Plat  
(Approved by Community Development and Public Works)

➤ Final Plat  
(Decision by City Council – General Business November 7, 2017)

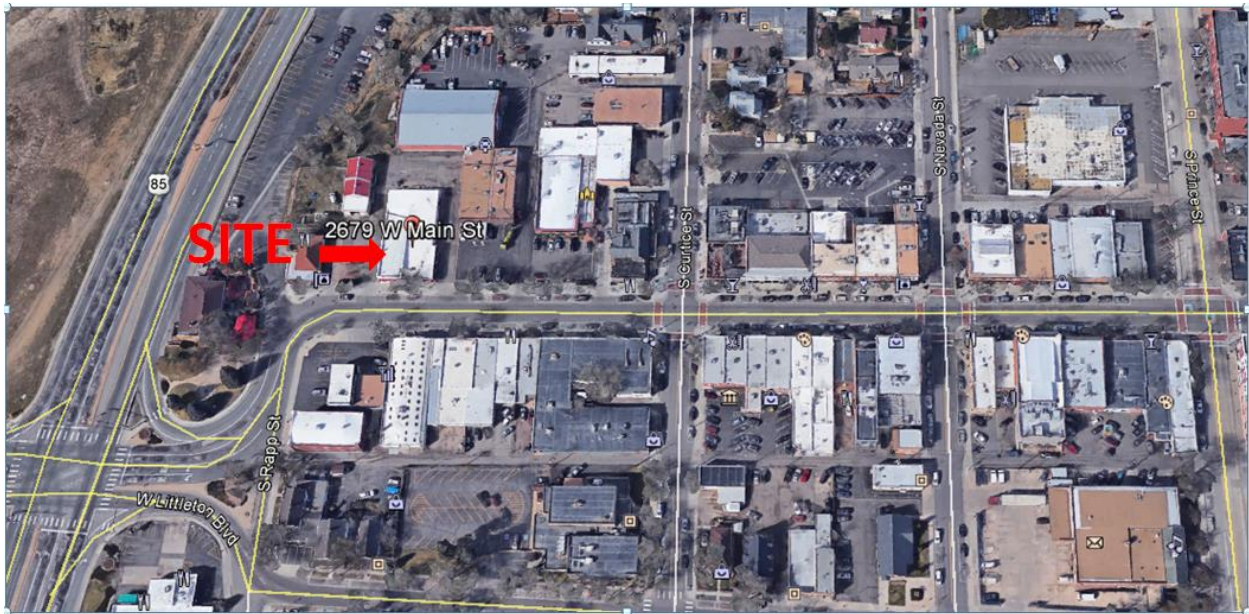
Site Development Plan  
(Administrative decision – under review)

The city council decision must consider the relevant goals and policies of the Citywide Plan, the approved Planned Development Overlay (PDO16-0002), and the staff approval of the preliminary plat.

Following the Final Plat, the next step in the development review process is 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 that provides site plan details, including review of any applicable design standards, underlying zoning requirements, landscaping, and lighting.

**LOCATION:**

The subject property is located on the north side of Main Street at 2679 West Main Street.



**BACKGROUND:**

The subject property is the site of the former Valley Feed and Lawn store, located at 2679 Main Street. The property is within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea 5 of the Downtown Design Standards and Guidelines. The property is zoned Community Business District (B-2) with a Planned Development Overlay (PDO) (Case No. PDO16-0002), which permits a variety of commercial uses and up to 50 percent residential use. The existing buildings have been demolished. The PDO was approved by Planning Commission on August 22, 2016 and the Certificate of Historic Appropriateness (COA) was approved by HPB on January 18, 2017.

**PROJECT DESCRIPTION:**

This final plat application is a resubdivision of Lots 27 through 25, a portion of Lot 28 and a portion of Lots 19 and 24 of Map of Littleton to create a single, 0.718 acre lot, to be known as Lot 1, Valley Feed 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 that,

*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 public works and community development directors have evaluated the Valley Feed Filing No. 1 Final Plat based on compliance with (11-4-1(C)1): 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 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. Engineering has reviewed the final drainage report for the associated final plat and SDP. Construction drawings and more detailed design will be provided with the SDP submittal.

The applicant has requested a waiver from providing on-site detention since the existing site has a large amount of impervious area and the new development will not be greater than existing. 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 stormceptor manhole in the parking lot. Since there is not an existing storm sewer on the subject property, the applicant has obtained an easement from the adjacent property owner to the west, in order to connect to the storm sewer system. Prior to recordation of the final plat, the necessary 20-foot off-site storm sewer easement shall be recorded and the reception number included on the final plat. A condition of approval has been added to reflect this necessary easement. By providing on-site water quality,

the site will be improved, as compared to the existing condition. On-site water quality will filter pollutants from stormwater runoff, prior to discharge into the storm sewer system.

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), provides a mix of retail and office uses which is consistent with LU-2b with retail uses on the ground floor and offices above.

Compliance with existing and proposed development

The proposed final plat for one commercial lot is consistent with the overall intent of the Littleton Mixed Use Planned Development Overlay and Certificate of Historic Appropriateness. Unobstructed open space has been demonstrated on the Preliminary Plat. A table outlining the provided unobstructed open space has been included for information and is provided below.

**Unobstructed Open Space Table**  
(Information from Preliminary Plat - Provided for Informational Purposes Only)

<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Unobstructed Open Space	12%: 4018 square feet	3751 square feet
Evenly Distributed Open Space	20%: 751 square feet	754 square feet
25% of evenly distributed open space in ROW	Maximum allowed in ROW: 188 square feet	188 square feet

**REFERRAL AGENCY RESPONSES:**

Referrals for the preliminary and final plats were sent to Denver Water, Xcel Energy, Arapahoe County, Tri-County Health Department, and Littleton/Englewood Wastewater Treatment Plan. A copy of the referral matrix is attached to the staff report.

Tri-County Health provided a “no comment” referral response. Correspondence from Xcel Energy pertaining to relocation of existing facilities and siting of new facilities has been included. Littleton/Englewood Wastewater Plant (LEWWTP) provided a referral response pertaining to the connection to the sanitary sewer which will need to be further evaluated. The LEWWTP also stated that a pre-treatment device may be required, depending on the future use (food service businesses require a gravity grease interceptor; parking garages and elevators require sand/oil interceptors if connected to the sanitary sewer). These comments will be addressed with the Site Development Plan application.

No responses were received from Arapahoe County or Denver Water. Will-serve letters from Denver Water, Xcel Energy, and CenturyLink were provided and are attached. The final plat dedicates a blanket easement for storm drain lines, sanitary sewer lines, and fire and emergency access to the City of Littleton. Specific easements for dry utilities (Xcel Energy, CenturyLink, and others) will be dedicated by separate instrument. 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 is not required.

**STAFF RECOMMENDATION:**

Staff finds that the proposed FP17-0001 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 50-2017 for 2679 W. Main Street, subject to one condition of approval regarding the required 20-foot off-site storm sewer easement.

**PROPOSED MOTION:**

Following certification by the community development and public works directors, and approved as to form by the city attorney, the final plat shall be submitted to the city council for final approval.

***MOTION TO APPROVE WITH CONDITION***

I move to approve Resolution 50-2017, concerning Valley Feed Filing No. 1, Lot 1, subject to the following condition:

1. The necessary 20-foot off-site easement shall be recorded prior to recordation of the final plat.