

Meeting Date: November 6, 2018

Planner: Mike Sutherland, AICP

APPLICATION SUMMARY:

Project Name: Stevinson Porsche Subdivision

Case Number: FP18-0001

Application Type: Final Plat (Minor Subdivision)

Location: 5500 S. Broadway
(east side of S. Broadway between W. Rafferty Gardens Ave. and E. Powers Ave.)

Size of Property: 6.51 Acres (283,729 Square Feet)

Zoning: B-2

Applicant/Owner: Automotive Services, Inc. dba Stevinson Automotive, Inc.

Applicant's Representative: Kathryn Ford, Alan Ford Architects, PC

Applicant Request: Vacate the existing east-west parcel lines and establish a single legal lot for previously unplatted property

PROCESS:

Preliminary Plat
(Administrative Review)

➤ Final Plat
(Decision by City Council – Consent Agenda)

Subdivisions which meet the definition of a minor subdivision require the preparation and approval of both a preliminary and a final subdivision plat (“platting”). Preliminary plats for minor subdivisions are reviewed and approved by staff, and final plats are reviewed by staff and approved by city council (the items typically are scheduled for consideration on the consent agenda).

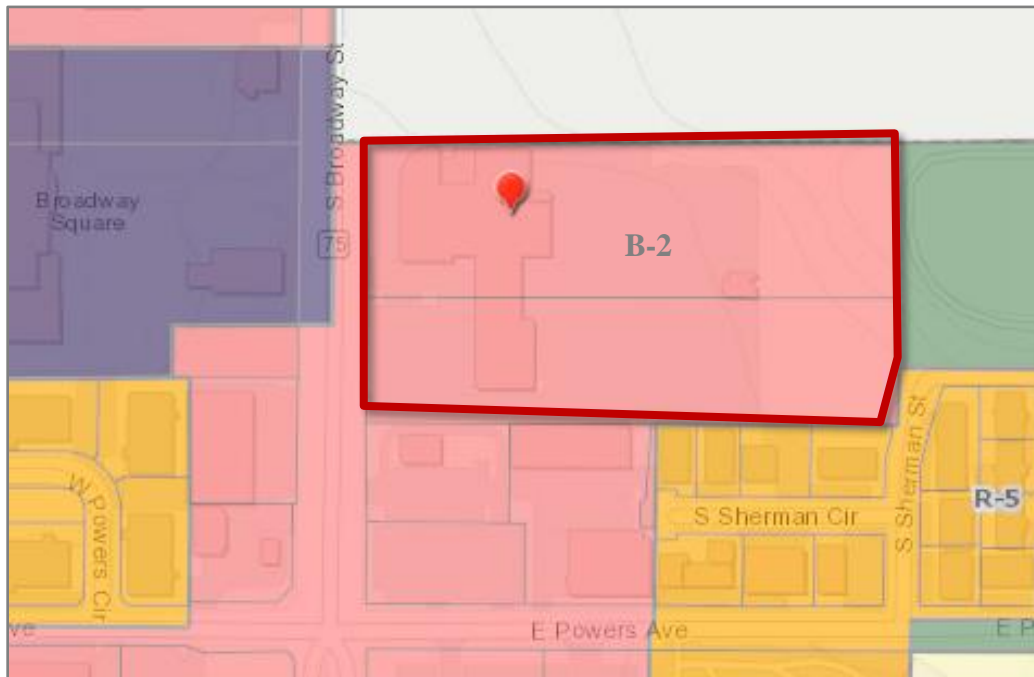
The purpose of platting is to subdivide parcels of land and establish lots which may be built upon. Technical issues such as drainage, grading, and utility configuration are also reviewed during the platting process. A site development plan for this property is currently under administrative review. This proposal does not include a request for a change in zoning.

LOCATION:

This site is located northeast of the intersection of S. Broadway and E. Powers Avenue.



Aerial



Zoning

BACKGROUND:Timeline

September 7, 2017 Applicant met with staff at pre-application meeting
December 1, 2017 Application for preliminary plat submitted
February 22, 2018 Application for final plat submitted

APPLICATION DETAILS:

The applicant has requested approval of a final plat to combine two unplatted parcels into a single lot (5.55 acres) and a single tract (0.96 acres) totaling approximately 6.51 acres. The proposed subdivision abuts S. Broadway (a dedicated and accepted city street) and does not contain more than ten (10) lots. Additionally, the proposed subdivision meets the minimum requirements of the B-2 zone district, which does not require a minimum lot size, and otherwise complies with the City of Littleton's subdivision regulations. As a result, this proposed subdivision may be processed as a minor subdivision.

SITE HISTORY:

This site is currently the location of Stevinson Imports Porsche-Jaguar, which offers automotive sales and service for both the Porsche and Jaguar automotive brands. The owner of this property (Stevinson Automotive, Inc.) intends to completely demolish the existing structure and replace it with a new and expanded dealership and service facility for the Porsche automotive brand only. Staff has reviewed a concurrent application for a site development plan for this new facility, in conjunction with the minor subdivision application (SDP18-0004).

However, Littleton Subdivision Regulations Sec. 11-4-1(B) prohibits the issuance of building permits for "the construction or alteration of any structure on any property unless a plat of such property has been prepared, approved and recorded in accordance with the requirements of this title." This requires that the minor subdivision for this property be reviewed, approved, and recorded before staff may approve the site development plan or issue a building permit for the new facility.

Historically, this site has functioned as a large single lot, which is consistent with the applicant's minor subdivision application. The proposed subdivision will include one 5.55 acre (240,939 sf) lot (Lot 1) and a 0.96 acre (42,790 sf) tract (Tract A) for drainage and open space purposes.

PROPOSED IMPROVEMENTS:

Lot 1 will contain the proposed Porsche showroom, service facility, inventory and customer parking lots, and required landscaping for the site. Additionally, a detention pond for stormwater is proposed to the south of Tract A within Lot 1.

Tract A is encumbered by slopes and flood zones AE and X-Shaded, and will continue to provide drainage and open space benefits to the developed portion of the site (Lot 1). Minor changes are proposed by the site development plan to Tract A to improve water quality and the functionality of drainage on the site.

DEDICATIONS:

The subdivision of this property also includes the vacation of an existing four-foot easement and re-dedication of a new ten-foot “utility and roadway purposes” easement along S. Broadway. This will result in an additional six feet of easement space for the provision of sidewalks, streetlights, and utility lines along S. Broadway.

New utility easements along the north and south property lines (five feet wide) are also to be dedicated by the plat to meet future utility needs.

All easements are to be dedicated to the City of Littleton, for the individual purposes stated in the “notes” section on the cover sheet of the plat, and made available to utility providers.

No additional public right-of-way is to be dedicated by this subdivision.

CRITERIA & STAFF ANALYSIS:

The preliminary and final plats for the Stevinson Porsche Subdivision were reviewed by staff in accordance with city’s subdivision regulations for minor plats contained in the Littleton City Code (LCC).

LCC sub-section 11-4-2(C)(1) requires that:

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.

Furthermore, LCC sub-section 11-4-2(C)3 states that:

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.

Further explanation of the compliance of the final plat with these requirements is outlined below:

1. Compliance with provisions of the Subdivision Regulations

The proposed final plat meets the provisions of the Subdivision Regulations, as it was prepared by a registered surveyor and includes all the requested 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. The proposed lot will have adequate size, width, and depth to allow for the proposed development (reviewed concurrently through the site plan) without creating adverse impacts to the subject property and the surrounding properties. The proposed Tract A will maintain natural features of the existing

site.

If the final plat is approved by city council, all required signatures will be obtained on the plat face prior to recordation at the Arapahoe County Clerk and Recorder's Office.

2. Compliance with the Zoning Regulations

The final plat complies with the underlying B-2 Community Business District zoning regulations. While the B-2 zone district does not establish a minimum lot size, maximum height, or minimum setback requirement, the proposed development on the subject property has demonstrated compliance with the minimum 20% unobstructed open space and the 2:1 maximum floor to lot area ratio (through the site development plan process). Additionally, the current and proposed use of the property for automobile sales, service, and repair are all permitted uses in the B-2 district. Sufficient off-street parking for the proposed use has been demonstrated by the site development plan currently under administrative review.

3. Compliance with the Comprehensive Plan

The subject property is within the Progress Park neighborhood as identified in the comprehensive plan. The proposed final plat preserves the character of the existing neighborhood, which is a stated goal within Progress Park. Staff found no conflicts between the proposed final plat and the goals and policies of the comprehensive plan.

4. Compliance with existing and proposed development

The proposed subdivision is similar in size and dimension to existing subdivided and un-subdivided property in the area. Additionally, the proposed improvements to this property are similar to those either completed or under construction at nearby automotive dealerships along S. Broadway.

5. Comments from affected agencies

During the review process, the final plat application was referred to all applicable agencies. The following agencies responded with either no comment or no concern: Arapahoe County, CenturyLink, the City of Englewood, Denver Water, Xcel Energy, and South Platte Water Renewal Partners.

The City of Centennial offered suggestions for improvements to the site development plan, which were considered during the review of that application.

STAFF RECOMMENDATION:

Based upon the above analysis, the proposed Stevenson Porsche Subdivision final plat is in compliance with LCC sub-section 11-4-2, and meets the criteria for approval. Therefore, staff recommends approval of CC Resolution 68-2018.