



South Curtice Duplex – Final Plat

Resolution 69-2018

November 6, 2018

Karl Onsager, Planner I

Requested Council Action

- Minor Subdivision – Final Plats require approval by City Council
 - Subdivide 0.137-acre parcel into two lots for individual sale of duplex units

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Council Action

Process

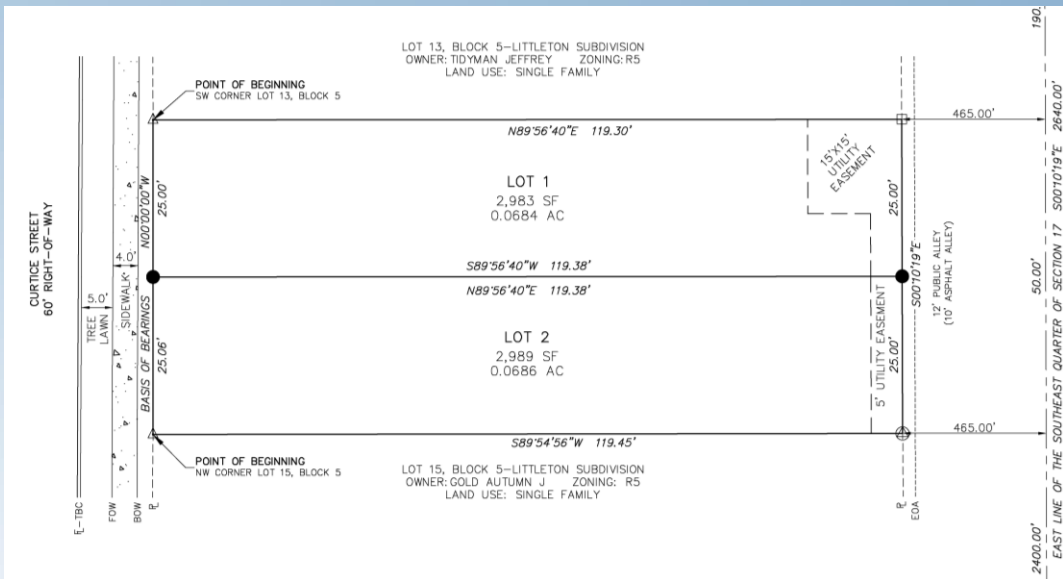
- Final plat reviewed administratively
- **Approval of the Final Plat by City Council**
- What's next
 - Approved Final Plat will be recorded with Arapahoe County

Application Details

- 5530/5536 S. Curtice St.
- Existing Duplex
Constructed in 2018
- PDO R-5 Zoning



Application Details - Illustrative Site Plan



Note: Construction is completed and site is clear of construction materials and debris

Application Details - Site Data Table

Lot	PDO – Min. Lot Size	Size – Sq. Ft.	Size – Acre	% of Total Area
Lot 1	2,500 Sq. Ft.	2,983 Sq. Ft.	0.0684 Acres	49.95%
Lot 2	2,500 Sq. Ft.	2,989 Sq. Ft.	0.0686 Acres	50.05%

Final Plat Review Criteria & Analysis

- Subdivision Regulations
- PDO R-5 Zoning Requirements
- Downtown Neighborhood Plan
- Comprehensive Plan
- Existing and proposed development
- Comments from affected agencies

Recommendation

Staff: Approval

Council Action

Applicant is requesting approval of Final Plat at 5530/5536 S. Curtice St.

Options:

- Approval
- Approval with conditions
- Continue to date certain