



City Council Resolution 13-2018

A resolution approving the
Prince 10 Subdivision Filing No. 1, Lot 1
Final Plat

City Council Public Meeting: February 20, 2018

Staff Representative: Carol Kuhn, AICP, Principal Planner

Applicant: Bill Lyons, Prince 10, LLC.

Case Number: MIN17-0005

Request

To resubdivide Lot 1, Block 1 Bolis Subdivision and a portion of unplatted land to create a single lot

Lot	Size	Use
Lot 1	0.287 acres	Multi-unit residential townhomes

Location



5463-5473 S. Prince St.



Intent

Section 11-4-2 – Minor Subdivision Process

Provides for the City Council to review and approve final plats. A preliminary plat is the initial step to legally subdivide a parcel of land into separate lot(s) and to demonstrate that a certain type of development can be accommodated on the lot(s). A preliminary plat establishes the configuration of lots and tracts within a proposed development.

Section 11-4-2(C)3

If the Directors of Community Development and 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, the plat shall be submitted to the City Council for final approval.

Process

Minor Subdivision

Preliminary Plat

(approved administratively on February 6, 2018)

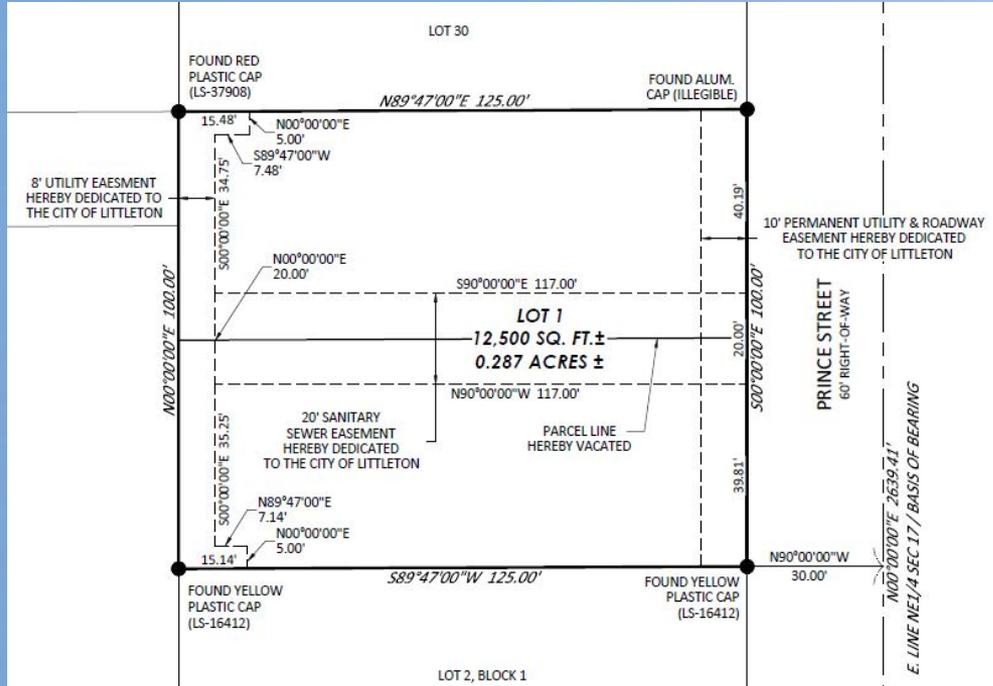
➤ Final Plat

(approval by City Council)

Site Plan

(under administrative review)

Exhibit



Lot	Size	Use
Lot 1	0.287 acres	Multi-unit residential townhomes

Staff Analysis

Section 11-4-2(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.

Staff Analysis

Compliance with the Subdivision Regulations

- Meets requirements for easements, lot dimensions, and addresses by street address and lots/blocks
- The property is not located within the 100-year floodplain.
- Complies with 11-5-1(C)
- Meets all of the requested information found in section 11-5-1(D)

Staff Analysis

- Complies with Central Area Multiple Use (CA) zone district requirements
- Complies with the Comprehensive Plan and the Downtown Neighborhood Plan
- Consistent with the intent of the Downtown Design Standards and Guidelines, Subarea 3
- Comments from affected agencies

City Council Action

- 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.

Staff Recommendation

The application does conform to all of the approval standards and can be approved, subject to one condition of approval:

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



City Council Resolution 13-2018

A resolution approving the
Prince 10 Subdivision Filing No. 1, Lot 1
Final Plat

City Council Public Meeting: February 20, 2018

Staff Representative: Carol Kuhn, AICP, Principal Planner

Applicant: Bill Lyons, Prince 10, LLC.

Case Number: MIN17-0005