

PC RESOLUTION No. 21-2017

Series of 2017

**RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LITTLETON, COLORADO,
RECOMMENDING APPROVAL OF AN ORDINANCE
AMENDING TITLE 11 OF THE CITY CODE
CONCERNING ADMINISTRATIVE PLAT AND REPLAT**

WHEREAS, the planning commission held a public hearing at its regular meeting on July 24, 2017, to consider an ordinance amending title 11 of the city code regarding subdivision regulations;

WHEREAS, the planning commission considered evidence and testimony concerning the proposed ordinance at said public hearing;

WHEREAS, the planning commission finds that the proposed ordinance is in the best interest of the city and will promote the public health, safety, and welfare of its inhabitants;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LITTLETON, COLORADO, THAT:

Section 1: The planning commission does hereby recommend that city council approve the proposed amendments to title 11 of the city code regarding subdivision regulations, more specifically described in the ordinance attached hereto as Exhibit "A", with the following condition:

1) Inclusion of the language changes below with respect to section 11-9-4(B).

The recommendation for the language would be:

- a. (B) Each parcel created by the administrative plat or replat is consistent with existing character of the block face on which the property is located. To be eligible for an administrative plat or replat, the revised lot must be within 75%-150% of the average existing lots in either lot size, depth, or width, on the same block face.

INTRODUCED, READ AND ADOPTED at the regularly scheduled meeting of the Planning Commission of the City of Littleton, Colorado, held on the 24th Day of July 2017, at 6:30 p.m. in the Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, by the following vote: 7-0.

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41 ATTEST:

DocuSigned by:

Denise Ciernia

42 BY:

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APPROVED:

DocuSigned by:

Mark Rudnicki

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43 Denise Ciernia, Recording Secretary

Mark Rudnicki, Planning Commission Chair

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45 Approved as to form:

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DocuSigned by:

Brandon Dittman

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Kenneth Fellman, Acting City Attorney

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Exhibit A

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(see next page)

1 **CITY OF LITTLETON, COLORADO**

2
3 **ORDINANCE NO. ____**

4
5 **Series, 2017**

6
7 **INTRODUCED BY COUNCILMEMBERS:**

8
9 **AN ORDINANCE OF THE CITY OF LITTLETON,**
10 **COLORADO,**

11
12 **WHEREAS**, the planning commission, at its regular meeting on July 24, 2017,
13 held a public hearing and voted to recommend approval of an ordinance amending Title 11,
14 Chapter 9, Section 4 (B) and (C) of the city code, for clarification of size percentages, and
15 adequate water and sewer facilities under Administrative Plat and Replat; and

16
17 **WHEREAS**, the city council finds that the proposed amendments to the city code
18 are in the best interest of the city and will promote the public health, safety and welfare of its
19 inhabitants;

20
21 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF**
22 **THE CITY OF LITTLETON, COLORADO, THAT:**

23
24 **Section 1:** Section 4 of Chapter 9 of Title 11 of the City Code is hereby amended
25 as follows:

26
27 **11-9-4: CRITERIA FOR DECISION:**

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29 An administrative plat shall be approved only if the director determines that all of the following
30 criteria have been met:

31
32 (A) Each parcel created by the administrative plat or replat complies with the minimum
33 requirements of the governing zone district, including but not limited to, the maximum density
34 and minimum open space requirements, the subdivision regulations and other applicable city
35 ordinances and resolutions. Multiple zone districts may not be contained within one
36 administrative plat or replat.

37
38 (B) Each parcel created by the administrative plat or replat is consistent with existing
39 character of the block face on which the property is located. Lots that are more than fifty percent
40 (50%) greater in either lot size, depth, or width of a typical average existing lot on the same
41 block face are not eligible for an administrative plat or replat. Lots that are less MORE than
42 twenty-five (25%) smaller in either lot size, depth, or width of a typical average existing lot on
43 the same block face are not eligible for an administrative plat or replat.

44
45 (C) ~~Each parcel created by the administrative plat has adequate water and sanitary sewer~~
46 ~~facilities.~~ THE APPLICANT SHALL PROVIDE EVIDENCE THAT PUBLIC WATER AND
47 SEWER FACILITIES ARE AVAILABLE TO SERVE EACH LOT. THIS SHALL BE IN THE
48 FORM OF "WILL SERVE" LETTERS FROM THE APPROPRIATE SERVICE PROVIDERS.
49

(D) All resulting lots must abut a dedicated and accepted city street.

(E) If the request is to divide unsubdivided land in an existing planned development, each lot or parcel resulting from the administrative plat shall be one (1) acre or smaller in size.

Section 2: Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

Section 3: Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the ____ day of _____, 2017, passed on first reading by a vote of ____ FOR and ____ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the ____ day of _____, 2017, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 6:30 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of _____ FOR and _____ AGAINST on the ____ day of _____, 2017 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

ATTEST:

Wendy Heffner
CITY CLERK

Bruce O. Beckman
MAYOR

APPROVED AS TO FORM:

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86 _____
87 Kenneth S. Fellman
88 ACTING CITY ATTORNEY
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