

Meeting Date: October 2, 2018

Planner: Rob Haigh

APPLICATION SUMMARY:

Project Name: 6705 South Santa Fe Drive Subdivision, Final Plat

Case Number: FP17-0004

Application type: Final Plat

Location: 6705 S Santa Fe Drive
(northwest corner of S. Santa Fe Drive and Brewery Ln.)

Size of Property: 18.05 Acres

Zoning: B-3 General Business District

Applicant/Owner: Sunset Colorado, LLC

Applicant's Representative: Michael Moore, Harris Kocher Smith Engineers

Applicant Request: Subdivide the 18.05-acre parcel with the intent to create two new lots for future commercial development on the west side of the existing mobile home community.

PROCESS:

Preliminary Plat
(Administrative Review)

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

A Final Plat calls for an administrative decision.

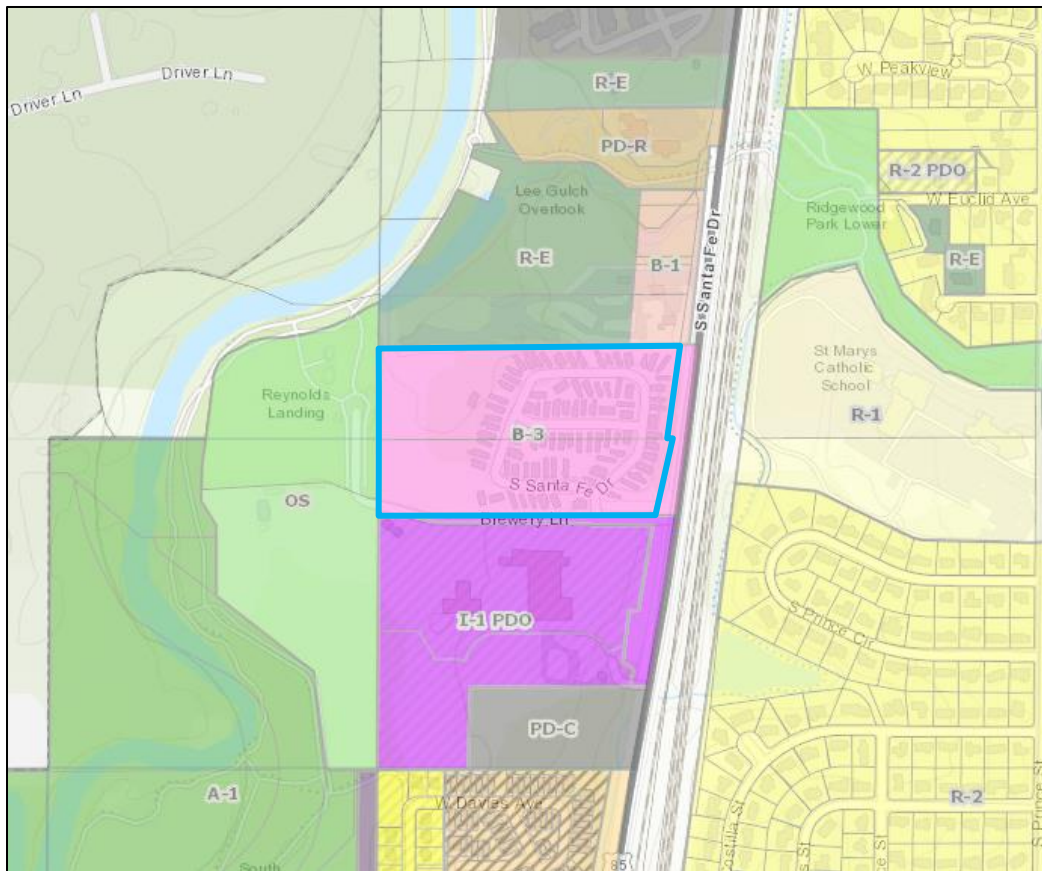
The purpose of platting is to subdivide parcels of land and establish lots. Technical issues such as drainage, grading, and utilities are also reviewed during preliminary and final plats. The current proposal does not include a change in zoning.

LOCATION:

The site is located northwest of the intersection of S. Santa Fe Drive and Brewery Lane



Aerial



Zoning

BACKGROUND:

Timeline

May 4, 2017 Applicant met with staff at pre-application meeting
December 28, 2018 Minor Subdivision – Preliminary and Final Plats submitted

APPLICATION DETAILS:

The request is to plat and reconfigure the 18.05-acre property, which currently exists as two unplatted parcels, into a 3.74-acre lot, a 12.54-acre lot, and a 1.57-acre tract. The eastern 12.54-acre lot will contain the existing Meadowood Village mobile home park and will be known as Lot 2, Block 1. Lot 2, Block 1 abuts the S. Santa Fe Drive and Brewery Lane rights-of-way, and will retain the existing access from Brewery Lane. Breckenridge Brewery is south of the subject property across Brewery Lane. Because mobile homes are not a permitted use in the B-3 zoning district, the existing mobile development on Lot 2, Block 1 is a legal nonconforming use, but since no changes are proposed to the use of this property, the nonconforming use may continue. Beyond this existing nonconformity, Lot 2, Block 1 meets all other minimum lot requirements of the B-3 zoning district.

The western, 3.73-acre Lot 1, Block 1 is mostly undeveloped, but contains a pond that acts as a point of storm water runoff. Lot 1, Block 1 is adjacent to South Platte Park and Reynolds Landing to the west and Breckenridge Brewery to the south. This proposed lot will abut Brewery Lane to the south. Staff is concurrently reviewing a floodplain use by special exception permit that would allow grading on the subject property to raise Lot 1, Block 1 out of the floodplain. The use by special exception is reviewed by planning commission under a separate application. Any future development on this lot must comply with all of the minimum requirements for the B-3 zoning district.

In addition of the creation of the 3.74-acre lot and 12.54-acre lot, the subdivision of the subject property includes the creation of a 1.57-acre tract for drainage purposes. This tract will accommodate drainage after the grading work is completed, pending approval of the use by special exception. Lot 2, Block 1 is also encumbered by the 100-year floodplain, but no proposed grading is occurring on this lot to raise it out of the floodplain.

The subdivision of the subject property also includes the dedication of public right-of-way to the City of Littleton along Brewery Lane. This right-of-way dedication will accommodate the full width of Brewery Lane, which currently encroaches onto the subject property, and extend the right-of-way west to provide access to Reynolds Landing. Additionally, the applicant is maintaining the existing utility easements and providing new utility easements along the new property boundaries.

CRITERIA & STAFF ANALYSIS:

The preliminary and final plats for the 6705 South Santa Fe Drive Subdivision, Final Plat were reviewed by staff in accordance with city's subdivision regulations.

Section 11-4-2(C)1 of the City's Subdivision Regulations for Minor subdivision final plats 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, 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.

1. Compliance with provisions of the Subdivision Regulations

The proposed final plat meets all of the provisions of the Subdivision Regulations, in that it was prepared by a registered surveyor and includes all the requested information found in Chapter 5: Plat Details. Additionally, the proposed lots comply with the provisions of 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. In this case, both proposed lots will have adequate size, width, and depth to allow for

development without creating adverse impacts to the subject property and the surrounding properties. Both proposed lots will maintain physical access to the adjacent public rights-of-way that surround the subject property.

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.

2. Compliance with the Zoning Regulations

The proposed final plat complies with the underlying B-3 General Business zoning district. There is an existing nonconforming use on Lot 2, Block 1, but the proposed subdivision does not modify this existing use and it may continue. The B-3 zoning district does not establish a minimum lot size or minimum setback requirement, and the existing mobile home development on the subject property may continue in conformance with chapter 10 of the zoning regulations. All other development of the property must comply with B-3 zoning regulations.

3. Compliance with Comprehensive Plan

Because the proposed final plat complies with all applicable zoning regulations and standards, and no new development is proposed on the subject property at this time, the proposed plat is consistent with the Comprehensive Plan and South Santa Fe Corridor Plan.

4. Compliance with existing and proposed development

The subject property is surrounded by South Suburban Parks and Recreation property to the west, the Breckenridge Brewery to the south, S. Santa Fe Drive to the east, and Santa Fe Sand and Gravel to the north. The proposed subdivision does not include any proposal for development at this time. Future development of the property will be consistent with the B-3 zoning district and any adverse impacts to the surrounding properties must be mitigated as part of the development approval process.

5. Comments from affected agencies

During the review, the application was referred to all applicable agencies. The following agencies responded with either no comment or no concern: Urban Drainage and Flood Control District, Xcel Energy, CenturyLink, South Suburban Parks and Recreation, Littleton Fire Rescue, CDOT. No agency responded with concern.

STAFF RECOMMENDATION:

In compliance with Section 11-4-2 of the Littleton City Code, the proposed final plat for 6705 South Santa Fe Subdivision meets the criteria for approval. Staff, therefore, recommends approval of Resolution 58-2018.