



Staff Report

Meeting Date: August 7, 2018

Planner: Rob Haigh

APPLICATION SUMMARY:

Project Name: Designs by Sundown Subdivision Filing No. 2 Final Plat

Case Number: FP18-0004

Application type: Final Plat

Location: 6855 S. Santa Fe

Size of Property: 7.021 acres

Zoning: I-1 PDO

Applicant: DBS, LLC

Applicant's Representative: Coburn Development, Inc.; CVL Consultants of Colorado, Inc.

Owner: DBS, LLC; Breckenridge Brewery, LLC

Applicant Request: The applicant is requesting to divide Lot 2, Designs by Sundown Subdivision, into two lots.

PROCESS:

Preliminary Plat
(July 23, 2018, Planning Commission)

➤ Final Plat
(August 7, 2018 decision by City Council)

A Final Plat calls for an administrative decision.

LOCATION:

The site is located at 6855 S. Santa Fe Drive



Vicinity



Aerial



Zoning

BACKGROUND:

(include 2 column timeline with year, what happened)

Timeline

<i>February, 2013</i>	<i>Designs by Sundown PDO Approved</i>
<i>March, 2013</i>	<i>Subject property rezoned to I-1</i>
<i>September, 2013</i>	<i>Subject property is created through subdivision exemption process</i>
<i>February, 2015</i>	<i>Site Development Plan approved to construct the existing development on the western portion of the subject property</i>
<i>July 23, 2018</i>	<i>Preliminary Plat approved by Planning Commission</i>

APPLICATION DETAILS:

The request is to divide the existing 7.02-acre subject property into a 4.12-acre lot, and a 2.9-acre lot. The lots will be divided by a new lot line that runs north-to-south along an existing access easement and driveway. The western 4.12-acre lot contains the Designs by Sundown headquarters, associated parking area, and tree storage. This western lot will be known as lot 2A and contains the improvements that were approved by SDP14-0006. The eastern lot, known as lot 2B, contains some

of the structures and improvements that existed prior to the development of the property by Designs by Sundown.

The subject property is encumbered by numerous easements including a 100-year floodplain non-buildable easement, access easements, and several utility easements for sewer and electricity. The proposed subdivision does not impair the ability of any service provider to access their easements, and development is feasible on both lots without impacting any access easement or non-buildable easement. The eastern lot 2B will abut S. Santa Fe Drive, and will be able to take access from two existing access easements to the north, and south of the lot. The western lot 2A does not abut any public right-of-way and depends on these same two access easements to provide legal access to the property.

The subject property is zoned I-1 with a Planned Development Overlay that establishes additional design standards and setbacks. The proposed subdivision does not change the zoning of the property and does not create any nonconformity in respect to setbacks, lot sizes, open space, or building coverage. Any future development of the subject properties must meet all requirements of the Planned Development Overlay and the underlying zone district.

CRITERIA & STAFF ANALYSIS:

The preliminary plat was approved by planning commission on July 23, 2018. The following is the analysis of the proposal with the city's final plat regulations for major subdivisions.

Section 11-3-2(C)3 of the City's Subdivision Regulations for major 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.

The public works and community development directors evaluate a final plat based on compliance with: subdivision regulations, accepted engineering principles, zoning regulations, the Comprehensive Plan, and existing and proposed development.

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. No minimum road frontage is required to the western lot, because there is no minimum width, or frontage requirements in the I-1 zone district. Despite not abutting a public right-of-way, the western lot 2A has legal access provided by two existing access easements.

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

This proposed final plat complies with the approved preliminary plat and the underlying I-1 Light Industrial District and the additional standards imposed by the Designs by Sundown Planned Development Overlay. The proposed lots and their existing developments will comply with the minimum unobstructed open space requirement of 20% and the maximum floor area ratio (F.A.R.) of .75:1. All off-street parking requirements for the current use of lot 1A can be met, and any future use of either lot must comply with the requirements set forth in the Planned Development Overlay. There is no minimum lot size requirement in the I-1 zone district or the Planned Development Overlay.

3. Compliance with Comprehensive Plan

At the time of the approval of the Designs by Sundown Planned Development Overlay, the proposed development complied with the 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, staff found no conflicts with the Comprehensive Plan or South Santa Fe Corridor Plan.

4. Compliance with existing and proposed development

The proposed final plat is for two light industrial lots which is consistent with the Planned Development Overlay and the underlying I-1 zoning. The existing development to the north is the Breckenridge Brewery site, the development to the southeast is Angelo's restaurant and Carboy Winery, and the development to the south is residential. All of the existing structures meet the required setbacks and coverage maximums, open space requirements can be met on future development sites, and any future development must comply with the increased setbacks from residential development that were established with the Planned Development Overlay.

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:

Staff finds that, in compliance with Section 11-3-2 of the Littleton City Code, the proposed final plat for Designs by Sundown Subdivision Filing No. 2 meets the criteria for approval. Staff, therefore, recommends approval of CC Resolution 39-2018.