



Staff Report

Meeting Date: September 18, 2018

Planner: Rob Haigh

APPLICATION SUMMARY:

Project Name: Watson Lane Reserve Subdivision

Case Number: FP17-0003

Application type: Final Plat – Major Subdivision

Location: 3200 W. Bowles Ave
(southwest corner of W. Bowles Ave. and S. Watson Ln.)

Size of Property: 4.08

Zoning: R-E Residential-Estates District

Applicant: Frank Trainer, FHT Ventures, LLC

Owner: FHT Ventures, LLC

Applicant Request: The applicant is requesting to divide a 4.08-acre parcel into 6 separate buildable lots.

PROCESS:

Preliminary Plat
(Approval by Planning Commission)

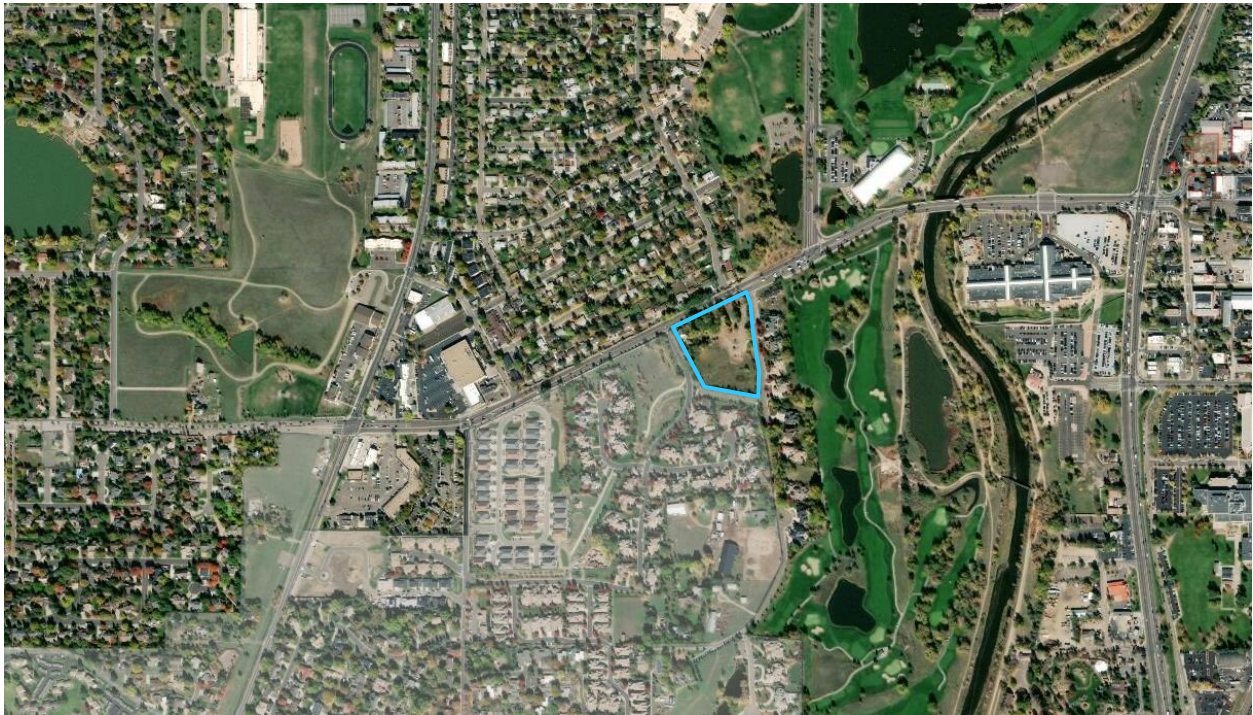
➤ Final Plat
(Approval by City Council – Consent Agenda)

A Major Subdivision – 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. Final plats do not include changes in zoning or a site development plans for any new structures.

LOCATION:

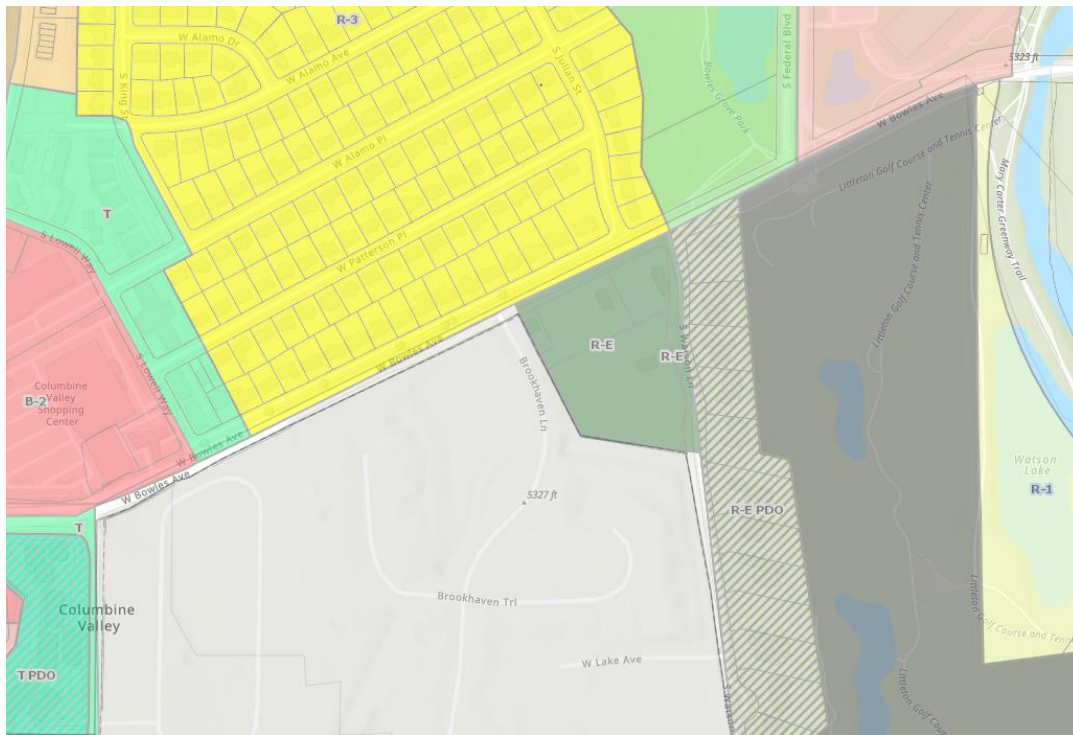
The site is located at 3200 W. Bowles Ave.



Vicinity Map



Aerial



Zoning Map

BACKGROUND:

Timeline

| | |
|-----------------------|--|
| <i>December, 2016</i> | <i>applicant met with staff for concept meeting</i> |
| <i>April, 2017</i> | <i>applicant recorded deeds finalizing the purchase of the property</i> |
| <i>May, 2017</i> | <i>application made for preliminary plat / minor subdivision</i> |
| <i>February, 2018</i> | <i>council approves Use by Special Exception to allow modification of the floodplain</i> |
| <i>July 23, 2018</i> | <i>planning commission approves preliminary plat</i> |

APPLICATION DETAILS:

The request is to divide the subject property, which currently exists as three tax assessor parcels, into four building lots. The subdivision also includes the creation of a private road, drainage and maintenance tracts, and utility, storm drainage, and sound wall easements. The subdivision is bound to the north by W. Bowles Avenue, to the east by S. Watson Lane, to the west by Brookhaven Lane, and to the south by Drainageway D, a concrete trickle channel maintained by the Urban Drainage and Flood Control District located in a tract that is owned by the Columbine Valley home owners association. The proposed lots will be served by an internal private drive that will be known as South Watson Circle.

The proposed private street will lie within a 26-foot-wide tract, which is less than the standard 50' right-of-way width to be dedicated as a public street. The private street will, however, be

constructed to accepted engineering standards for residential development, and will be maintained by the Watson Lane Reserve home owners association. The proposed lots meet the minimum lot size and width of the R-E zone district and the addition of five dwelling units beyond what is currently allowed on the subject property does not justify the need for any off-site roadway improvements. A five-foot sidewalk will be constructed along the S. Watson Lane frontage, and the sidewalk will be reconstructed and widened to nine feet along the Bowles Avenue frontage.

The proposed Lot 5 is unique in that it is surrounded on all sides by streets (both public and private). The lot is large enough that a house located on the lot can meet front yard setbacks in any direction it may face. There is no requirement that a house located on Lot 5 face a specific direction.

The subject property is encumbered by existing floodplain across portions of proposed Lot 1, Lot 6, Lot 5, and a small portion of Lot 4. The floodplain on the subject property is associated with Drainage Way D, which is immediately adjacent to the south of the subject property. On February 26, 2018, council approved a Use by Special Exception for grading on the subject property to raise the elevation of the lots encumbered by the floodplain.

The proposed development will also construct water quality features, known as porous landscape detention (PLD) facilities. These PLD's will filter the water prior to discharge either into Drainageway D or into the existing Bowles Avenue storm drain system.

A subdivision improvement agreement (SIA) has been prepared for approval in conjunction with the final plat. The general provisions of the agreement are consistent with other recent developments including Jamison Village and Platte 56. Exhibit D of the SIA contains provisions specific to this development, such as timing of the construction of improvements with respect to release of building permits. One provision included in the SIA's special terms and conditions addresses the sidewalk along W. Bowles Avenue. It is the developer's responsibility to reconstruct the sidewalk along W. Bowles Avenue. For the rest of the corridor, the sidewalk is generally five-foot, or less, located directly adjacent to the curb. With current high-traffic volume and speeds on W. Bowles Avenue, the existing sidewalk is not conducive to pedestrian activity. During the review of this development, staff worked with the developer to provide an improved, more walkable, sidewalk along the W. Bowles frontage consisting of a nine-foot detached sidewalk. Since the rest of the developments in the corridor were not required to construct wider sidewalks, the city will reimburse the developer the incremental construction cost for the additional four feet of sidewalk. These funds have also been included in the 2019 public works proposed budget.

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 evaluated the proposed 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, tracts, and streets in order to avoid hazards, preserve natural features, and provide adequate services to the lots being created. In this case, all of the 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. The private street was designed in accordance with standards specified by the Littleton public works department to adequately serve the six proposed lots. The proposal includes additional right-of-way dedication along W. Bowles Avenue and the construction of a nine-foot wide public sidewalk and five-foot public sidewalk along Watson Lane.

The proposed final plat meets all of the requested information in section 11-5-1(D), including a SIA. The public works department and the city attorney's office reviewed and recommend approval of the SIA for the project. The SIA ensures construction and installation of all required site improvements. This also includes a performance bond to be held by the city and released after final installation and inspection of the site improvements.

2. Compliance with the Zoning Regulations

The final plat is in compliance with the approved preliminary plat (PP18-0001) and the proposed lots in this final plat comply with the minimum 26,500-square-foot minimum lot size and minimum lot width at front setback of 100 feet that is required in the underlying R-E zone district. The approved preliminary plat demonstrates that all of the proposed lots can accommodate development within the required setbacks. The subdivision does not propose any specific uses that are not permitted in the R-E district, and the development of the individual lots will be required to conform to all applicable zoning regulations.

3. Compliance with Comprehensive Plan

The subject property is located within the Goddard Neighborhood and the proposed subdivision complies with the neighborhood plan and the citywide comprehensive plan which call for preserving the existing character of the single-family neighborhoods in the city while promoting connectivity. Because the proposal complies with the existing zoning, and the proposal seeks to develop the property as a single-family neighborhood, the proposal fits within the character of the surrounding neighborhood. The dedication of additional right-of-way along W. Bowles Ave, and the construction of a nine-foot wide sidewalk in this location promote the area's connectivity as directed by the citywide plan and Goddard Neighborhood plan.

4. Compliance with existing and proposed development

The existing development on the subject property consists of a mix of residential and agricultural structures and uses. The development surrounding the subject property is primarily-single family residential and is zoned R-3 and R-E. Because the proposal complies with all requirements of the existing R-E zone district, it is consistent with the surrounding development.

OUTSIDE REFERRAL AGENCIES:

Staff referred the application to all of the applicable referral agencies and received several comments throughout the review. The referral agencies responded with concerns about the floodplain, drainage, and how utilities and utility easements will be accommodated. The applicant made revisions to the plans to address all concerns (see attached outside referral agency matrix).

STAFF RECOMMENDATION:

Pursuant to Section 11-3-2 of the Littleton City Code, the proposed final plat for the Watson Lane Reserve Subdivision meets all application requirements. Staff recommends approval of Resolution 54-2018.