



Staff Report

Meeting Date: September 18, 2018

Planner: Rob Haigh, Planner II

APPLICATION SUMMARY:

Project Name: Market at Southpark Subdivision

Case Number: FP18-0003

Application type: Final Plat – Minor Subdivision

Location: 7961 S. Broadway
(southwest corner of S. Broadway and W. Mineral Ave.)

Size of Property: 26.025 acres

Zoning: PD-I Planned Development District (All Types + Industrial)

Applicant: Brian Tiedge, MCG Architecture

Applicant's Representative: Brett Schlanger, PE, LEED AP

Owner: Market at Southpark 1674 LLC; South Broadway Car Care Center LLC

Applicant Request: The applicant requests approval of a final plat to subdivide Lot 1, Southpark Subdivision, Filing 1, into two separate lots to reflect the current ownership.

PROCESS:

Preliminary Plat
(Administrative Review)

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

A minor subdivision – final plat calls for an administrative decision.

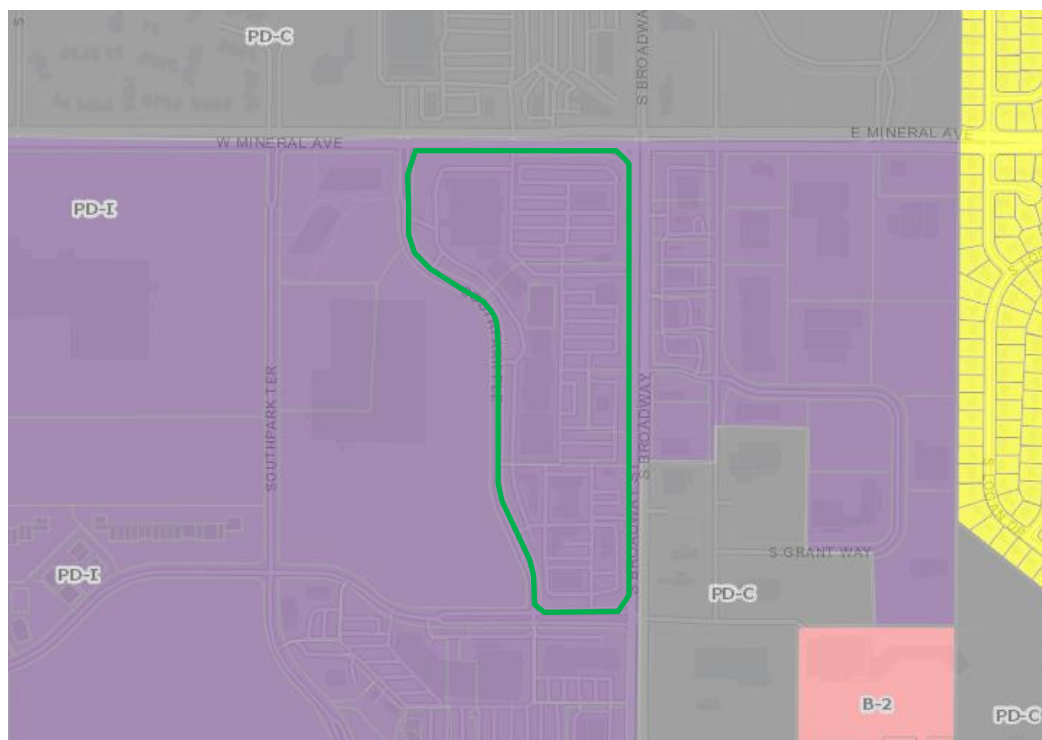
The purpose of platting is to subdivide parcels of land and establish lots. Technical issues such as drainage, grading, and utilities are also reviewed during preliminary and final plats. The current proposal does not include a change in zoning.

LOCATION:

The site is located southwest of the intersection of S. Broadway and W. Mineral Ave.



Location



Zoning

BACKGROUND:Timeline

August, 2017 *Applicant met with staff for Pre-application meeting*
March, 2018 *Minor subdivision application submitted*

APPLICATION DETAILS:

The request is to divide the 26-acre subject property into a 20-acre lot and six-acre lot that reflect the current division of ownership on the subject property. The northern 20-acre lot will contain the existing Market at SouthPark shopping center, and the southern six-acre lot will contain the existing South Broadway Car Care Center. Both properties have existing structures with a variety of different commercial and retail uses. The properties are encumbered with a number of easements including cross-access, utilities, sidewalk, signage, and traffic lights. All of the existing easements are properly described on the final plat and the proposed subdivision does not impair the ability of any service provider to access their easements.

The subject property is zoned PD-I and is located within the SouthPark planned development. 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 zoning and all applicable zoning regulations/design standards.

CRITERIA & STAFF ANALYSIS:

The preliminary and final plats for the Market at SouthPark Subdivision, Filing No. 1 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 preliminary and final plats comply with the underlying PD-I Planned Development Industrial zoning district. The proposed lots and their existing developments will comply with the minimum lot size of 0.5 acres, minimum unobstructed open space requirement of 20%, and the maximum floor area ratio (FAR) of 1:1. All off-street parking requirements for the current uses can be met, and any future use of either lot must comply with the requirements set forth in the Planned Development Plan and the city's zoning regulations.

3. Compliance with Comprehensive Plan

Because the proposed final plat complies with all applicable subdivision and zoning regulations and standards, and no new development is proposed on the subject property through this application, the proposal is consistent with the comprehensive plan and the South Neighborhood plan.

4. Compliance with existing and proposed development

The proposed final plat would create two lots with a variety of existing uses on each lot. The existing development on the northern lot is a retail and commercial shopping center known as the Market at SouthPark. The development on the southern lot is a collection of mostly automotive, commercial uses known as South Broadway Car Care. All of the existing structures meet the required setbacks, floor area ratio maximums, and open space requirements. Any future development must comply with all applicable city regulations. The subject property is surrounded by similar commercial and light industrial uses and the proposed subdivision will not result in any adverse impacts to the surrounding properties.

OUTSIDE REFERRAL AGENCIES:

No outside referral agency identified conflicts with the preliminary plat or proposed final plat (see attached outside referral agency matrix).

STAFF RECOMMENDATION:

The proposed final plat complies with the pertinent goals and policies of the city's comprehensive plan, meets or exceeds all applicable requirements of the Littleton City Code, and meets the intent of the SouthPark planned development. Staff recommends approval of Resolution Number 56-2018, for Market at SouthPark Subdivision, Filing No. 1, Final Plat.