



Staff Report

Meeting Date: January 15, 2019

Planner: Rob Haigh, Planner II

APPLICATION SUMMARY:

Project Name: Littleton Land Rover – Jaguar Expansion Subdivision Final Plat

Case Number: FP18-0002

Application type: Final Plat – Minor Subdivision

Location: 6160 S. Broadway
(east side of S. Broadway between S. Bannock St. and W. Fair Ave.)

Size of Property: 3.79 acres

Zoning: B-2 Community Business District

Applicant: The Gravity Company, LLC

**Applicant's
Representative:** Michael Graves

Owner: Keire Broadway, LLC

Applicant Request: The applicant is requesting approval of a final plat to combine an unplatted parcel with the Kuni Lexus Subdivision Exemption lot and create a single 3.79 acre lot.

PROCESS:

Preliminary Plat
(Administrative Review)

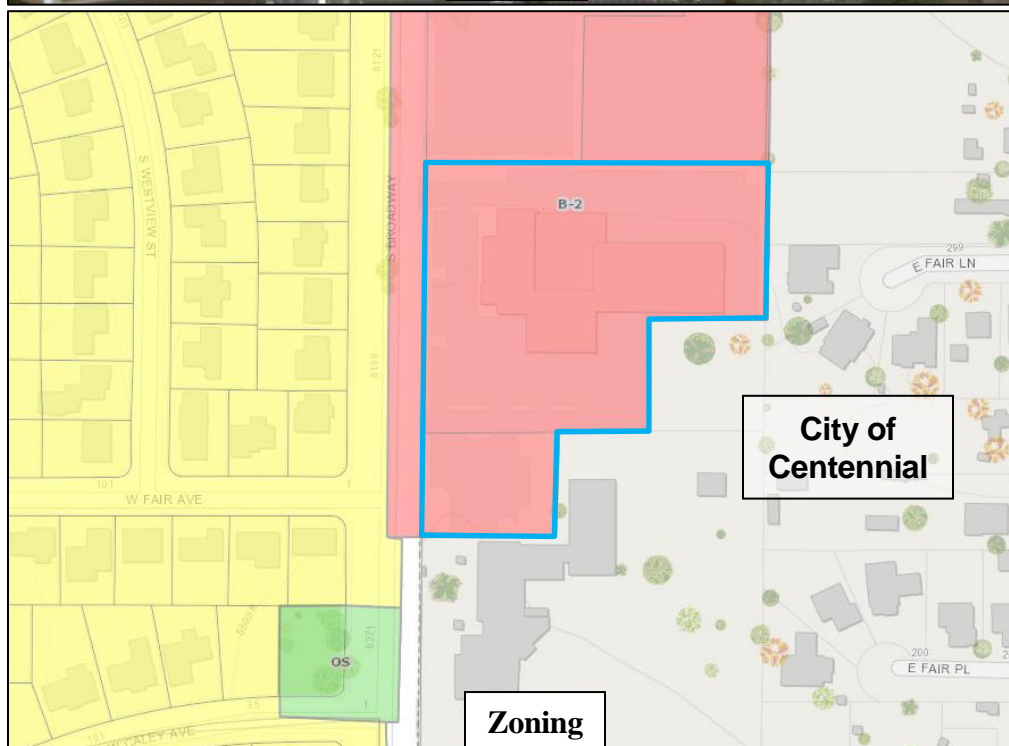
➤ Final Plat
(Decision by City Council)

A Minor Subdivision – Final Plat calls for an administrative decision.

The purpose of platting is to subdivide parcels of land and establish lots. The proposed subdivision seeks to combine two parcels and establish one lot. Technical issues such as drainage, grading, and utilities are reviewed during preliminary and final plats.

LOCATION:

The site is located at 6160 S. Broadway, approximately one half mile south of the intersection between S. Broadway and Littleton Boulevard.



BACKGROUND:Timeline

October, 2000 Kuni Lexus Subdivision Exemption approved (creating northern parcel)
March, 2018 Minor Subdivision application submitted

APPLICATION DETAILS:

The applicant's request is to combine two separate lots in order to consolidate the improvements related to the Land Rover – Jaguar Dealership onto one legal lot of record. The existing northern 3.22 acre parcel is known as the Kuni Lexus Subdivision Exemption lot, and the southern 0.57 acre parcel is not a platted lot of record. The proposal seeks to combine these two parcels to create one 3.79 acre lot. Both lots are adjacent to S. Broadway and the resulting lot will abut the eastern side of S. Broadway for 496.7 linear feet. The properties are encumbered with a number of easements for utilities and roadway purposes. 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 northern parcel contains the Littleton Land Rover – Jaguar Dealership and the associated parking areas, open space, lighting, and other improvements. The southern parcel contains additional parking area and landscaped open space. The subject properties are located on the east side of S. Broadway and are immediately west of the City of Centennial municipal boundary. The owners of the subject property also own an adjacent parcel that is within the City of Centennial and is outside of the City of Littleton. That adjacent parcel is not a part of this subdivision and is not included in the final plat.

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. The applicant has submitted a site development plan application for concurrent review with the Littleton Land Rover – Jaguar Expansion Subdivision. The proposed improvements and any future development of the subject properties must meet all requirements of the B-2 zoning district and the site development plan approval criteria. The proposed expansion is not under review as a part of this final plat, but the resulting lot configuration does not conflict with the proposed improvements.

CRITERIA & STAFF ANALYSIS:

The preliminary and final plats for the Littleton Land Rover – Jaguar Expansion Subdivision 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, the proposed lot will have adequate size, width, and depth to allow for development without creating adverse impacts to the subject property and the surrounding properties. The proposed lot will maintain physical access to the S. Broadway public right-of-way.

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 B-2 Community Business zoning district. The proposed lots and their existing developments will comply with the minimum unobstructed open space requirement of 20%, evenly distributed open space along the S. Broadway right of way, and the maximum floor area ratio (FAR) of 2:1. The B-2 zoning district does not establish minimum lot size or minimum building setbacks. The proposed dealership expansion and addition are under review pursuant to the site development plan approval criteria and must comply with the requirements set forth in the city's zoning regulations. The proposed expansion is not the subject of this review.

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, staff found no conflicts with the Comprehensive Plan or South Neighborhood Plan.

4. Compliance with existing and proposed development

The proposed final plat would create one lot that contains an existing automobile sales use. The existing structures and improvements can 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 uses to the north, a church to the south, and low density residential developments to the east and west. Since the proposed subdivision simply adds a 0.57 acre parcel to the 3.22 acre parcel containing the dealership, and both lots are already developed as an automobile sales use, staff finds that the proposed subdivision complies with the existing and proposed development. The proposed dealership expansion is under review as case number SDP18-0006 and is subject to the approval criteria in section 10-7-3 of the Littleton City Code.

OUTSIDE REFERRAL AGENCIES:

No outside referral agency commented with concerns regarding the preliminary or final plat.

STAFF RECOMMENDATION:

Based on staff's analysis, it appears the proposed final plat is in compliance with the approval criteria in Littleton City Code section(s) 11-4-2, as detailed in the staff report. Therefore, staff recommends approval of Resolution 03-2019.