

Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
9/16/2014	1	City Council		

Agenda Date: 09/16/2014

Subject:

Resolution approving the Littleton Commons West Minor Subdivision Plat

Presented By: Glen Van Nimwegen, AICP, Director of Community Development

POLICY QUESTION:

Does city council support approval of the final plat for Littleton Commons West Minor Subdivision?

BACKGROUND:

The property owner, LC West LLC, has submitted a minor subdivision plat for a 13.74-acre parcel of land located at the southeast corner of South Santa Fe Drive and West County Line Road, north of C-470. The property encompasses Lot 1, Block 1 of Erickson Subdivision and a 1.16-acre parcel in the northwest corner of the property. The property is a portion of the former Bowen Farms. The 1.16-acre parcel was formerly adjacent road right-of-way.

In 1984, the city annexed West County Line Road, east of South Santa Fe Drive, including the adjacent Bowen Farms property to the south. This area is in Douglas County.

In 1996, the Colorado Department of Transportation constructed the railroad underpass, relocated West County Line Road to the north and abandoned the original at-grade railroad crossing. As part of this project, the city obtained right-of-way from adjacent property owners for the new road. Right-of-way was obtained from Bowen Farms by means of an agreement signed with the city. This agreement stated if right-of-way or easements are no longer needed for the abandoned portion of West County Line Road, it would be vacated and the city would transfer title to Bowen Farms, or the current property owner.

Last year, the current property owner, LC West LLC, requested the city to comply with the agreement to vacate the abandoned portion of West County Line Road. On September 3, 2013, city council approved Ordinance No. 23-2013, vacating the right-of-way and conveying the property back to the property owner.

In order for the property to be developed, a subdivision plat must be approved and recorded. The purpose of the Littleton Commons West Minor Subdivision plat is to include the vacated portion of right-of-way into the previously platted lot (Lot 1, Block 1 of Erickson Subdivision) so that the entire ownership is platted and compliant with city code.

In addition, the property owner is requesting the vacation of two storm drainage easements that were conveyed by the Erickson plat in 2005. The storm drainage facilities that are being constructed to accommodate the Littleton Commons East apartment development to the east and the proposed commercial development on this site are located elsewhere on the property. The easements as recorded on the plat are no longer needed and will be replaced by new easements to be conveyed at a later date by separate document once the improvements are complete and accepted. Approval of the proposed minor plat will vacate the two drainage easements.

STAFF ANALYSIS:

Action on final plats is governed by section 11-4-2(C) of the city code. Staff has reviewed the final plat and finds that it is in compliance with city code and other applicable regulations, the comprehensive plan, existing and proposed development and the comments from affected agencies. Based on this, staff recommends approval of the plat by city council.

FISCAL IMPACTS:

The property is zoned commercial. Building permit fees and capital facility impact fees will be collected at time of building permit issuance. In 2005, a public facility fee for \$246,919 was paid by the previous property owner. This credit may be applied to the current capital facility impact fee.

STAFF RECOMMENDATION:

The proposed minor subdivision plat meets the city's subdivision and engineering requirements. Staff recommends approval of Resolution No. 83-2014 approving the Littleton Commons West Minor Subdivision Plat.

PROPOSED MOTION:

Motion to approve Resolution No. 83-2014 approving the Littleton Commons West Minor Subdivision Plat.