



Legislation Details (With Text)

File #:	PC Reso 27-2017	Name:	
Type:	PC Resolution	Status:	Public Hearing
File created:	11/28/2017	In control:	Planning Commission
On agenda:	12/11/2017	Final action:	12/11/2017
Title:	A Resolution for a Floodplain Use by Special Exception Permit for Park Improvements at Progress Park		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report-Progress park SEP, 2. Code and Criteria Reference Links & Floodplain Terminology, 3. PC Resolution 27-2017 - Progress Park, 4. Progress Park - OUTSIDE REFERRAL AGENCY MATRIX, 5. Development Application, 6. Letter of Intent, 7. Site Plan - Progress Park		

Date	Ver.	Action By	Action	Result
12/11/2017	1	Planning Commission		

Agenda Date: 12/11/17

Subject:

A Resolution for a Floodplain Use by Special Exception Permit for Park Improvements at Progress Park

Presented By: Carolyn Roan, Water Resource Manager and Anastasia Urban,
Development Services Manager

PROPOSED PROJECT:

The request is to construct "Phase 1" of improvements in Progress Park, located at 5100 S. Hickory, with frontage on E. Belleview Avenue. Improvements include replacement of playground equipment, a restroom building, and a shelter - within the floodplain of Big Dry Creek. All associated grading and work proposed is located outside of the Floodway. The existing restroom is being demolished, and a new building is being placed in a slightly different location. The restroom building will be elevated to 1' above the 100-year water surface elevation of Big Dry Creek with minor fill by grading.

STAFF ANALYSIS:

Staff finds that the application meets the requirements of Littleton Municipal Code Title 10, Chapter 6 (Floodplain Regulations). The application as presented has no increase of risk to public health, safety and general welfare, nor does it present an increase in public and private losses due to flooding.

Please reference the following attachments regarding this application:

1. Staff Report
2. Code and Criteria Reference Links and Floodplain Terminology Reference Document
3. Draft PC Resolution 27-2017
4. Outside Referral Agency Matrix

5. Application
6. Letter of Intent
7. Site Plan

OPTIONS/ALTERNATIVES:

The planning commission may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 10-6 of the Littleton City Code, the proposed Floodplain Use by Special Exception for Phase 1 Park Improvements at Progress Park meets the criteria for approval, with conditions included in the proposed motion. Staff, therefore, recommends approval council of PC Resolution 27-2017 with the stated conditions.

PROPOSED MOTION:

Motion to Approve and/if necessary, With Conditions

I move to approve PC Resolution 27-2017 concerning the Floodplain Use by Special Exception for Phase 1 Park Improvements at Progress Park, with the following condition(s):

1. Prior to construction of the improvements in the floodplain, final design and construction drawings shall be submitted, reviewed, and approved.
2. Prior to construction, the applicant shall obtain a grading permit and a building permit.
3. Following grading and construction, the applicant shall submit materials for a Certificate of Compliance, and shall obtain an Elevation Certificate for restroom.

Motion to Continue to a Date Certain

I move to continue the public hearing on PC Resolution 27-2017, concerning the Floodplain Use by Special Exception for Phase 1 Park Improvements to Progress Park to _____ (insert date) in order to _____.

Motion to Deny

I move to deny PC Resolution 27-2017, concerning the Floodplain Use by Special Exception for Phase 1 Park Improvements to Progress Park. The foregoing denial is based on the findings that the proposed work:

Note: Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.