



Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
8/20/2019	1	City Council	approved	Pass

Agenda Date: 08/20/2019

Subject:

Resolution 38-2019: Approving the Windermere Trail Subdivision Improvement Agreement (SIA)

Prepared by: Anastasia Urban, Development Services Manager

PURPOSE:

The Windermere Trail Subdivision is located at 7328 South Windermere Street. The 2.26 acre property will be subdivided administratively into three single-family lots via a Minor Subdivision pursuant to Section 11-4 of the Municipal Code. The Subdivision Improvement Agreement (SIA) memorializes the developer's obligations for public improvements. The agreement requires city council approval.

PRESENTATIONS:

Staff Presenter(s): N/A

Additional Presenter(s): N/A

SUMMARY:

The SIA has been prepared for approval in conjunction with the final plat of subdivision. Since the subdivision meets the requirements for a Minor Subdivision, the plat will be approved administratively, pursuant to Section 11-4 of the city code. The SIA requires city council approval as an agreement with the developer, pursuant to Section 11-1-2 of the city code. The general provisions of the agreement are consistent with other recent developments including Jamison Village, Platte 56, and Watson Lane Reserve. Exhibit D contains provisions specific to this development, such as timing of the construction of improvements with respect to release of building permits.

PRIOR ACTIONS OR DISCUSSIONS:

N/A

ANALYSIS:

Staff Analysis

As part of the subdivision, the developer will need to extend the public sanitary sewer approximately 400 feet to serve the property, along with sidewalk and curb and gutter improvements along the property frontage. The SIA memorializes the developer's obligations to pay for and install these improvements.

Council Goal, Objective, and/or Guiding Principle

Goal 1 Envision Littleton: The subdivision is consistent with Title 11-4 of the Municipal Code and the SIA obligates the developer to install public improvements which enhance the community.

Fiscal Impacts

The estimated cost of public improvements the developer will be installing is approximately \$205,000. There is a small section of sidewalk at the High Line Canal Trail adjacent to the property that requires improvements for ADA compliance. As part of the development review, the Public Works Department requested the developer include this repair with its construction. The city will reimburse the developer for this small segment of sidewalk, which will be more efficient and less disruptive to the neighborhood to do this work in conjunction with the subdivision improvements.

Alternatives

The SIA clearly identifies the developer's obligations for installation of public improvements. If the SIA is not approved, there will not be a clear and defined agreement obligating the developer to install these improvements as part of the subdivision.

STAFF RECOMMENDATION:

Staff recommends approval of the Windermere Trail SIA.

PROPOSED MOTION:

I move to approve the resolution approving the Windermere Trail Subdivision Improvement Agreement.