



Legislation Text

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**File #:** Resolution 27-2017, **Version:** 1

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Agenda Date: 07/18/2017

**Subject:**

A resolution approving the Platte 56 Final Plat and Subdivision Improvement Agreement, 5000 South Prince Street and a portion of 4900 South Prince Street

Presented By: Jocelyn Mills, Community Development Director
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**APPLICATION SUMMARY:**

Project Name: Platte 56

Application Type: Major Subdivision Final Plat

Location: 5000 South Prince Street and a portion of 4900 South Prince Street

Size of Tract: 2.99 acres with proposed final plat

Zoning: PD-R, Riverside General Planned Development

Applicant/Owner: Jeremy Records, Central Development, L.L.C.

Project Description: Major Subdivision Final Plat and Subdivision Improvements Agreement

**PROCESS:**

The Platte 56 Final Plat and Subdivision Improvements Agreement (SIA) are the third approval necessary in the process for the project. The approval steps are as follows:

1. General Planned Development Plan  
Recommendation by planning commission and approval by city council (November 15, 2016)
2. Preliminary Plat  
Approval by planning commission (March 6, 2017)
- 3. Final Plat  
Decision by city council
3. Site Plan  
Administrative review

The final plat includes: a plat map establishing lots and easements, civil construction plans for the onsite and offsite infrastructure, the execution of the SIA and financial guarantee. The financial guarantee is required to ensure all of the public improvements are completed.

## BACKGROUND:

The 3.1-acre-site is the remaining vacant property in the Riverside General Planned Development Plan (GPDP) that includes Riverside Apartments and Walgreens. The Riverside PD Plan was approved by city council in 1983 for residential and commercial uses on three parcels: multi-family dwelling units on the north, and commercial uses on the properties to the south, as shown in Figure 3. Following approval of the PD, the apartments were built in 1997 and Walgreens was built in 2004. The remaining parcel at the center of the PD Plan is undeveloped.

The property is within the Centennial Neighborhood of the comprehensive plan. The Mary Carter Greenway and the South Platte River are located along the eastern edge of the property, and commercial uses are adjacent to the site along the west side of the property.

The site was rezoned from PD-C to PD-R by city council in November of 2016. The parcel is owned by the owner of the apartment complex to the north. There are minor property line adjustments that need to be approved in conjunction with the major subdivision application. The acreage with the proposed application is 2.99 acres for 5000 South Prince Street.

## LOCATION:



Figure 1.

## Vicinity Map

The site is located near the intersection of West Belleview Avenue and South Prince Street, north of the Walgreens Pharmacy and south of the Riverside Apartments.



Figure 2.  
Street View of Subject Property  
with Riverside Apartments in the Background

### STAFF ANALYSIS:

The preliminary plat was approved by planning commission on May 9, 2016. Following is the analysis of the proposal with the city's final plat regulations for major subdivisions.

Section 11-3-2(C)3 of the City's Subdivision Regulations for major subdivision final plats requires that,

*If the director of community development and the director of public works certify that a final plat is in compliance with the approved preliminary plat, 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 the city council for final approval.*

➤ Compliance with provisions of the subdivision regulations:

The proposed final plat meets all of the provisions of the subdivision code, in that it was prepared by a registered surveyor and includes all the requested information found in section 11-5-1(B), including: proposed right-of-way locations, street dimensions, easements, lot dimensions, and addresses by street address and lots/blocks.

There is a minor property line adjustment that is a part of the major subdivision application. The purpose is to create a straighter lot line between the property and the apartments to the north, which will also ensure all of the existing surface parking spaces remain in place for the apartments. The acreage with the proposed application is 2.99 acres for 5000 South Prince Street.

The property is not located within the 100 year floodplain.

The streets are proposed to be private within the subdivision. The city code allows for private streets as long as they are either a closed loop or deadend. The proposed street is a closed loop on the plat. A note on the proposed plat allows for emergency access across Tract A, which includes the private streets.

he proposed final plat meets all of the requested information found in section 11-5-1(C), including a drainage plan and civil construction documents (CD's). Public works staff reviewed and approved the site drainage and CD's for the project. The property received a waiver and does not provide on-site detention. The project will provide on-site water quality for all new impervious areas.

There is a temporary construction agreement between the Platte 56 property owner and Walgreens, for construction of Platte 56's public and private improvements. There is also an existing easement for the public improvements along this property line for stormwater conveyance.

The proposed final plat meets all of the requested information in section 11-5-1(D), including a Site Improvements Plan (SIA). The public works department and the city attorney's office reviewed and approved a SIA for the project. The SIA ensures construction and installation of all required site improvements. This also includes a performance bond to be held by the city and released after final installation and inspection of the site improvements.

The proposed final plat meets all of the requested information found in section 11-5-1(D) and includes the ownership certification blocks on the plat. 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.

➤ Compliance with the Platte 56 PD Plan and zoning regulations

The proposed final plat is part of the Amended Riverside GPDP, which represents a unified site design for all elements of the Platte 56 townhome development including density, open space, building design, landscaping and transportation patterns.

The maximum density allowed per the PD Plan is 19 dwelling units per acre. The final plat is in compliance with this requirement as it proposes a total of 56 dwelling units. The required open space per the PD Plan is 25 percent. Tract A contains the private street access and open space. The open space requirement is met with a combination of open space on Tract A and on private lots. An attachment to this staff communication further outlines the open space square footages.

At the time that the amended Riverside GPDP was approved, the city found that the proposed development complied with the Comprehensive Plan.

➤ Comments from affected agencies

The city has received referral comments from Arapahoe County, Denver Water, and Xcel Energy who have stated their agencies have no concerns with the proposed final plat. Platte 56 received will serve letters from Xcel and Denver Water.

The project is subject to the city's Storm Drainage Design and Technical Criteria Manual. Public works staff

approved the technical aspects of the final plat.

**STAFF RECOMMENDATION:**

Staff finds that the final plat for Platte 56 conforms to the requirements of the city's subdivision regulations, the Amended Riverside GPDP, the City of Littleton Comprehensive Plan and utility requirements. Therefore, staff recommends approval of the final plat.

**PROPOSED MOTION:**

I move to approve Resolution 27-2017 for Platte 56 Final Plat and Subdivision Improvement Agreement.

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