

Legislation Text

File #: Resolution 50-2017, **Version:** 1

Agenda Date: 11/07/2017

Subject:

A resolution to approve a Final Plat for Lot 1, Block 1 of Valley Feed Filing No. 1

Presented By: Carol Kuhn, AICP, Current Planning Manager
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ISSUE FOR CONSIDERATION:

Final plat applications, under the City Code, are an administrative function of the city council upon a determination that all city standards are met.

BACKGROUND:

This final plat application is a re-subdivision of Lots 25 through 27, a portion of Lot 28 and a portion of Lots 19 and 24 to create a single, 0.718 acre lot, to be known as Lot 1, Valley Feed Filing No. 1.

The property is the site of the former Valley Feed and Lawn store, located at 2679 West Main Street. The property is within the Downtown Neighborhood Plan of the Comprehensive Plan and Subarea 5 of the Downtown Design Standards and Guidelines. The property is zoned Community Business District (B-2) with a Planned Development Overlay (PDO) (Case No. PDO16-0002). The buildings have been demolished. The PDO was approved by Planning Commission on August 22, 2016 and the Certificate of Historic Appropriateness (COA) was approved by Historic Preservation Board on January 18, 2017.

STAFF ANALYSIS:

The public works and community development directors have evaluated the Valley Feed Filing No. 1 Final Plat based on compliance with (11-4-1(C)1): subdivision regulations, applicable engineering regulations, the Comprehensive Plan, existing and proposed development, and comments from affected agencies. Staff finds the proposed final plat meets all of the provisions of the subdivision code; final site drainage was reviewed with the final plat and will be finalized with the site development plan; the preliminary and final plats were reviewed for consistency with the city's Comprehensive Plan; the proposed final plat for one commercial lot is consistent with the overall intent of the Littleton Mixed Use Planned Development Overlay and COA; and unobstructed open space has been demonstrated on the Preliminary Plat.

Please refer to the following attachments:

1. Final plat staff report
2. Draft resolution
3. Application and letter of intent
4. Application final plat plan set
5. Will serve letters
6. Referrals matrix
7. Referral responses

8. Reference Materials: Littleton mixed use PDO
9. Reference Materials: Code reference (Final Plat)
10. Reference Materials: Preliminary Plat

FISCAL IMPACTS:

The developer will pay the cost of the project.

STAFF RECOMMENDATION:

Staff finds that the proposed FP17-0001 complies with the pertinent goals and policies of the city's Comprehensive Plan, promotes the general welfare of the community and recommends approval of Resolution Number 50-2017 for 2679 West Main Street, subject to one condition of approval regarding the required 20-foot off-site storm sewer easement.

OPTIONS/ALTERNATIVES:

Following certification by the community development and public works directors, and approved as to form by the city attorney, the final plat shall be submitted to the city council for final approval.

PROPOSED MOTION

I move to approve Resolution 50-2017, concerning Valley Feed Filing No. 1, Lot 1, subject to the following condition:

1. The necessary 20-foot off-site easement shall be recorded prior to recordation of the final plat.