



Legislation Text

File #: Resolution 54-2018, **Version:** 1

Agenda Date: 09/18/2018

Subject:

A resolution approving the Watson Lane Reserve Subdivision, Final Plat and Subdivision Improvement Agreement, Case Number: FP17-0003

Presented By: Rob Haigh, Planner II

REQUESTED COUNCIL ACTION:

The applicant requests approval of a final plat to subdivide a 4.08-acre parcel of land into six platted lots for residential development.

BACKGROUND:

The owner of the subject property is proposing to divide the subject property into six platted lots for single-family residential development. The subject property is zoned R-E and the proposed subdivision meets all minimum lot requirements for this zoning district.

PRIOR ACTIONS OR DISCUSSIONS:

This proposal requires a major subdivision process because two of the proposed lots will not abut a dedicated and accepted city street. As a part of this major subdivision, planning commission approved the preliminary plat at its July 23, 2018 meeting. The applicant submitted a final plat in conformance with the subdivision regulations.

STAFF ANALYSIS:

Staff reviewed the subdivision application for compliance with the city's Subdivision Regulations, Zoning Regulations, Comprehensive Plan, Goddard Neighborhood Plan, existing development, and comments from affected agencies, and is recommending approval of this final plat.

OPTIONS/ALTERNATIVES:

The purpose of a final plat is to establish lots, blocks, tracts, and easements. Technical issues such as drainage, grading and utilities are also reviewed during preliminary and final plats. If the director of community development and the director of public works certify that the final plat is in compliance with the 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 city council for final approval.

FISCAL IMPACTS:

N/A

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 11-3-2 of the Littleton City Code, the proposed final plat for

Watson Lane Reserve Subdivision meets the criteria for approval. Staff, therefore, recommends approval of Resolution 54-2018.

PROPOSED MOTION:

I move to approve the resolution approving the final plat for Watson Lane Reserve Subdivision and Subdivision Improvement Agreement.