

Legislation Text

File #: PC Reso 37-2018, **Version:** 1

Agenda Date: 11/26/18

Subject:

Resolution to amend the Bow-Mar Estates planned development, entitled the “Bow-Mar Estates Development Plan,” Lot 4, Block 1 Bow-Mar Estates Subdivision.

Presented By: Rob Haigh, Planner II

REQUESTED COMMISSION: The applicant’s request is to amend the Bow-Mar Estates planned development entitled the “Bow-Mar Estates Development Plan,” and more specifically to remove language that prohibits the subdivision of Lot 4, Block 1, Bow-Mar Estates Subdivision, and makes other minor revisions to the planned development.

BACKGROUND:

The owner of the subject property intends to subdivide their property and redevelop the current lot into three single family lots. The current planned development does not allow subdivision of the lot. The applicant and property owner are proposing to amend the planned development to enable the redevelopment of the subject property. The subject property is significantly larger than the surrounding properties and the amendment does not propose a reduction in minimum lot size requirements.

PRIOR ACTIONS OR DISCUSSIONS:

Amendments to planned developments are prescribed by the code to follow the same process as the original planned development. The proposed amendment cannot be approved administratively since the amendment will result in additional dwelling units and an increase in total building coverage.

STAFF ANALYSIS:

Staff reviewed the amendment to the Bow-Mar Estates planned development for compliance with the criteria set forth in section 10-2-23 of the Littleton City Code (LCC), the city’s zoning regulations, the Comprehensive Plan, the Goddard Neighborhood Plan, the existing development, and comments from affected agencies, and is recommending approval of this planned development amendment.

Please reference the following attachments regarding this application:

1. Staff Report
2. Code and Criteria Reference Links
3. Draft PC Resolution 37-2018
4. Outside Referral Agency Matrix
5. Application Materials
6. Neighborhood Outreach
7. Plan Set
8. Existing Planned Development

9. Presentation

OPTIONS/ALTERNATIVES:

The planning commission may take any one of the following actions on the application: recommend approval of the request, recommend approval with conditions reasonably related to meeting the criteria upon which the granting of the application would be based, recommend approval of a higher classification than requested, recommend denial, or continue the matter to a date certain, pending the provision of further information, provided the continuance is agreed to by the applicant. A sample motion is provided for each option.

FISCAL IMPACTS:

Not applicable

STAFF RECOMMENDATION:

Based on staff's analysis, it appears the proposed planned development amendment is in compliance with the approval criteria in LCC section 10-2-23, as detailed in the attached staff report. Therefore, staff recommends approval of PC Resolution 37-2018, recommending council approval of the Bow Mar Estates planned development amendment.

PROPOSED MOTION:

Motion to Approve (with optional conditions)

I move to adopt PC Resolution 37-2018, recommending council approval of the amendment to the Bow-Mar Estates planned development *with the following conditions*:

- 1.
- 2.

...and direct the attorney to amend the resolution accordingly.

Motion to Continue to a Date Certain

I move to continue the public hearing (*or consideration, if public hearing closed*) on PC Resolution 37-2018, regarding the Amendment to the Bow-Mar Estates planned development, to _____ (*insert date*) in order to _____.

(recommended for any action other than approval, approval with conditions, or denial)

Motion to Deny

I move to adopt PC Resolution 37-2018, recommending council deny the amendment to the Bow-Mar Estates planned development, and direct the attorney to amend the resolution accordingly. The foregoing denial is based on the findings that the proposed amendment will:

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

- 1.
- 2.