

Planning Commission Agenda Memo

From: Staci Bungard, City Planner

Meeting: June 2, 2020

Subject: Preliminary Plat for Lots 26-30, Block 6; Lots 1-14, Block 18; Lots 1-14, Block 19; Lots 1-31, Block 20; Lots 1-8, Block 24; Lots 1 & 2, Block 25; Lots 1 & 2, Block 26; Lots 1-3, Block 27; Lot 1, Block 28; all in Timberline Addition

Person(s) Responsible: Staci Bungard, City Planner

Summary:

The applicant is seeking Preliminary Plat approval of 80 residential lots in an additional phase of Timberline Addition.

Background:

The property is generally located south of Summit Pass between Brighton Road and Arapahoe Circle. The majority of the land is inside the City limits with a small portion to the south that is currently being annexed. There are a variety of residential zoning districts with R-1D west of Brighton Road, R-1C from Brighton Road to Durango Pass and R-3 from Durango Pass to Arapahoe Lane. The owner has also submitted a rezoning request for a portion of land south of the quarter line near Red Rock Road. The lots range in size and meet all the applicable zoning district standards. A similar Preliminary Plat was approved by the City Council on May 28, 2019, however it did not include southern portion as it was located in the county. The City Council is scheduled to act on an annexation on May 26, 2020.

All lots meet the minimum size and frontage requirements for the associated zoning districts. The block and street right-of-way widths are also in compliance with the Subdivision Regulations.

Discussion:

The area is well suited for future residential development and the utility services are available. The Comprehensive Plan envisions the land area to be developed as medium density residential development. While the lot sizes are a little large for medium density, the density fits the location and existing development pattern.

Findings of Fact:

1. The Preliminary Plat meets the requirements of the Subdivision Regulations and Zoning Ordinance.
2. Secondary access will be addressed at the Final Plat stage.
3. Preliminary Plat approval is contingent upon the land being annexed and rezoned.

Legal Consideration:

None.

Financial Consideration:

None.

Options:

The Planning Commission has the following options:

1. Approve as presented
2. Approve with amendments
3. Deny

Staff Recommendation:

Staff recommends approval of the Preliminary Plat.

Action Requested:

Approval of the Preliminary Plat.

Supporting Documentation:

1. Notice
2. Memo
3. Preliminary Plat
4. Aerial Map