



City of Fort Collins

ITEM NO. 1

MEETING DATE 8/24/06

STAFF Stephen Olt

HEARING OFFICER

STAFF REPORT

PROJECT: 1201 South Shields Subdivision,
Project Development Plan - #15-06

APPLICANT: M. Torgerson Architects
c/o Troy Jones
223 North College Avenue
Fort Collins, Colorado 80524

OWNER: Troy and Heather Hiebsch
1220 South College Avenue
Fort Collins, Colorado 80524

PROJECT DESCRIPTION:

This is a request to create a 1-lot subdivision plat for a 21,966 square foot (0.5 acre) property that has a metes & bounds legal description. The property currently contains a single-family residence. The applicant is not proposing any improvements as part of this subdivision plat application. The property is located at the northwest corner of South Shields Street and Westward Drive and is in the NCB - Neighborhood Conservation, Buffer Zoning District.

RECOMMENDATION: Approval

EXECUTIVE SUMMARY:

This request is to create a 1-lot subdivision plat for a property that presently has a metes & bounds legal description. The request complies with the applicable requirements of the Land Use Code (LUC), specifically the procedural requirements located in *Division 2.1 - General Procedural Requirements*, *Division 2.2 - Common Development Review Procedures for Development Applications*, and *Division 2.4 - Project Development Plan* located in **Article 2 - Administration**; and, standards and requirements located in *Section 3.3.1 - Plat Standards* in **Article 3 - General Development Standards**.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

N: NCB; existing single-family residential
S: NCB; existing single-family residential
W: NCB, RL; existing single-family residential
E: Not zoned; Colorado State University

This property was annexed into the City as the Western Heights Annexation in December, 1956. It has not previously been subdivided.

2. Purpose of the Subdivision:

The purpose for the platting of the 1201 South Shields Subdivision, Project Development Plan (PDP) is to create one (1) legally subdivided lot, and dedicate an additional 18.5' of street right-of-way (ROW) for South Shields Street, on a property that presently has a metes & bounds legal description. The subdivision plat will create one lot that is 21,966 square feet (0.5 acre) in size. The applicant is not proposing any improvements as part of this subdivision plat application. Staff has determined that there is no detriment to a development plan associated with the platting of the one lot and dedication of ROW.

3. Article 2 - Administration:

The 1201 South Shields Subdivision, PDP complies with the applicable requirements of the LUC, specifically the procedural requirements located in *Division 2.1 - General Procedural Requirements*, *Division 2.2 - Common Development Review Procedures for Development Applications*, and *Section 2.4 - Project Development Plan* in **Article 2 - Administration**.

4. Article 3 - General Development Standards:

The 1201 South Shields Subdivision, PDP complies with the applicable requirements of the LUC, specifically the plat requirements located in *Section 3.3.1 - Plat Standards* in **Article 3 - General Development Standards**.

A. The subdivision plat is in compliance with Section 3.3.1(A) **General Provisions** in that:

- 1) The subdivision plat will be filed and recorded only after having been approved by the Director of Planning, with such approval evidenced in writing on the plat and signed by the City Clerk.
 - 2) No building permit or certificate of occupancy shall be issued for construction of any new principal building or no act which changes the use of any building shall be permitted until the subdivision plat is filed and recorded in the City of Fort Collins.
- B. The subdivision plat is in compliance with Section 3.3.1(B) **Lots** in that:
- 1) The lot has direct vehicular access to public streets (South Shields Street and Westward Drive). Lot One fronts on a public street (South Shields Street). The side lot lines are substantially at right angles or radial to the street lines.
 - 2) The general layout of parcels, driveways, utilities, drainage facilities and other services within the proposed PDP have been previously established by other means.
- C. The subdivision plat is in compliance with Section 3.3.1(C) **Public Sites, Reservations and Dedications** in that:
- 1) An applicant shall be required to dedicate rights-of way for public streets, drainage easements and utility easements as needed to serve the area being platted. The right-of-way (ROW) for South Shields Street was previously dedicated by separate document. Additional ROW for South Shields Street, drainage and utility easements necessary to serve this lot will be dedicated with the 1201 South Shields Subdivision plat, if approved and filed.
 - 2) Reservation of sites for flood control, open space and other municipal uses shall be made, as necessary, in accordance with the requirements of this LUC.
5. **Findings of Fact/Conclusion:**
- A. The 1201 South Shields Subdivision, PDP contains a permitted use in the NCB - Neighborhood Conservation, Buffer Zoning District.
- B. The 1201 South Shields Subdivision, PDP meets the procedural requirements located in Division 2.1 - General Procedural Requirements, Division 2.2 - Common Development Review Procedures for Development Applications, and *Section 2.4 - Project Development Plan* in **Article 2 - Administration** of the LUC.

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- C. The 1201 South Shields Subdivision, PDP meets the plat standards located in *Section 3.3.1 - Plat Standards* of **Article 3 - General Development Standards** of the LUC.

RECOMMENDATION:

Staff recommends approval of the 1201 South Shields Subdivision, Project Development Plan - #15-06.