

## Planning Commission Agenda Item for January 8, 2013

Case Number 12.077SFP: Final Plat – Lots 1 & 2, Block 1, Longmont Addition

Applicant/Owner: Bundy Family

Agent: Doyle Land Surveying

### Summary:

The applicant is seeking Final Plat approval to subdivide an unplatted parcel of land into two (2) lots for the purpose of future residential development.

### Background:

The 0.96 acre property is located at the corner of Longmont Street and Bundy Avenue on the southwest side. The land is currently zoned R-4, Multi-Family Residential. The two (2) new lots are anticipated for single family home development which is permitted in an R-4, Multi-Family Residential District. The lots range from 24,377 square feet to 17,417 square feet in size and will have access off of Longmont Street.

According to the Subdivision Regulations, the new water and sewer service taps will need to be installed to each lot prior to recording the plat or a financial guarantee may be posted with the City to cover the cost of the improvements. A sidewalk section along Longmont Street and Bundy Avenue will be required at the time of development for each lot. In addition, the Subdivision Regulations require a Park Development Fee for one (1) additional dwelling unit.

### Planning Requirements:

1. A Cut Permit from the City Engineering Division is required for the installation of new water and sanitary sewer service taps and new access points. The permit shall be issued prior to any work commencing.
2. The water and sanitary sewer service taps shall be installed prior to recording the plat or a Service Line Agreement with a financial guarantee may be posted with the City until the taps are completed.
3. A four (4) foot wide sidewalk section shall be installed along Longmont Street and Bundy Avenue at the time of development for Lots 1 and 2. The sidewalk shall be in place prior to a Certificate of Occupancy being issued.
4. An electrical easement document by separate instrument may be required from the City Electrical Division.
5. A Title Report shall be submitted prior to recording the Final Plat.

6. All cosmetic changes requested by the City GIS Division shall be completed prior to recording the Final Plat.
7. A Park Development Fee of \$350.00 shall be submitted to the City Parks Division prior to recording the Final Plat. The fee covers the increase in density from one (1) dwelling unit on the existing parcel to two (2) dwelling units with the subdivision.

Staff Recommendation:

Staff recommends approval of the Final Plat for Lots 1 & 2, Block 1, Longmont Addition, subject to all Planning requirements.

*This case is tentatively scheduled for review by City Council on January 22, 2013 in the City Council Chambers at 7:00 p.m.*

Save: 12.077SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: 12-1298