

AGENDA REPORT

DATE October 19, 2004

ITEM Amended Plat Lot 1, Block 6, Portage Meadows No. 2

INITIATED BY Wayne and Marilyn Brown, Property Owners

ACTION REQUESTED Commission Conditionally Approve Amended Plat and Accompanying Findings of Fact

PREPARED BY Charles Sheets, Planner I

APPROVED & PRESENTED BY Ben Rangel, Planning Director

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RECOMMENDATION:

The City-County Planning Board has recommended the City Commission approve the Amended Plat of Lot 1, Block 6, Portage Meadows No. 2, and the accompanying Findings of Fact, subject to specified conditions.

MOTION:

“I move the City Commission approve the Amended Plat of Lot 1, Block 6, Portage Meadows No. 2, and the accompanying Findings of Fact, subject to conditions specified by the City-County Planning Board.”

SYNOPSIS:

Subject Amended Plat subdivides Lot 1, containing 2.155 acres, located along the south side of 4th Avenue North and west of 52nd Street, into four lots.

BACKGROUND:

Wayne and Marilyn Brown, have submitted an application to subdivide said Lot 1.

Attached are:

- Vicinity Map
- Reduced Copy of Drawing Portion of Amended Plat

Single-family residences are presently located upon proposed Lots 1A and 2A and another single-family residence is planned for proposed Lot 3A. The applicants have a party interested in purchasing Lot 4A to accommodate a planned multi-family project.

All four proposed lots border 4th Avenue North and Lot 4A borders 52nd Street as well.

City water mains are located in the abutting portions of 4th Avenue North and 52nd Street. A large water service line previously had been stubbed into Lot 4A. A sanitary sewer main is stubbed across 4th Avenue North opposite Lot 2A. Public Works is recommending this main be extended to the southeast corner of Lot 4A, (See attached Memo). Surface drainage from subject property is directed north towards the Portage Meadows Greenbelt and its accompanying drainage system.

Subject Lot 1 is presently zoned “LB” Local Business, “C” Area District.

The City-County Planning Board considered the Amended Plat during a meeting held October 12, 2004 wherein it passed a motion recommending approval of the Amended Plat and accompanying Findings of Fact subject to the applicant fulfilling the following conditions:

- 1) Any errors or omissions on the Amended Plat, noted by staff, shall be corrected including provision of a statement precluding issuance of any permit for development of either Lots 3A or 4A until the extension of the sanitary sewer system to the southeast corner of Lot 4A is designed, installed and accepted by the City; and
- 2) A certificate of title prepared by a title company shall be recorded with the Amended Plat.

Attach:

Vicinity Map
Reduced Copy of Drawing Portion of Amended Plat
Findings of Fact
Memo from City Engineer, dated October 5, 2004

cc: Wayne & Marilyn Brown, 4900 4th Ave N
Jack Fisher, TDH, Engineering, 1200 25th St S