

Robbin Place

CPC SWP 16-00155

CPC PFP 16-00156

CPC NV 17-00141

September 12, 2017

Lonna Thelen, Principal Planner

Land Use Review



Vicinity Map

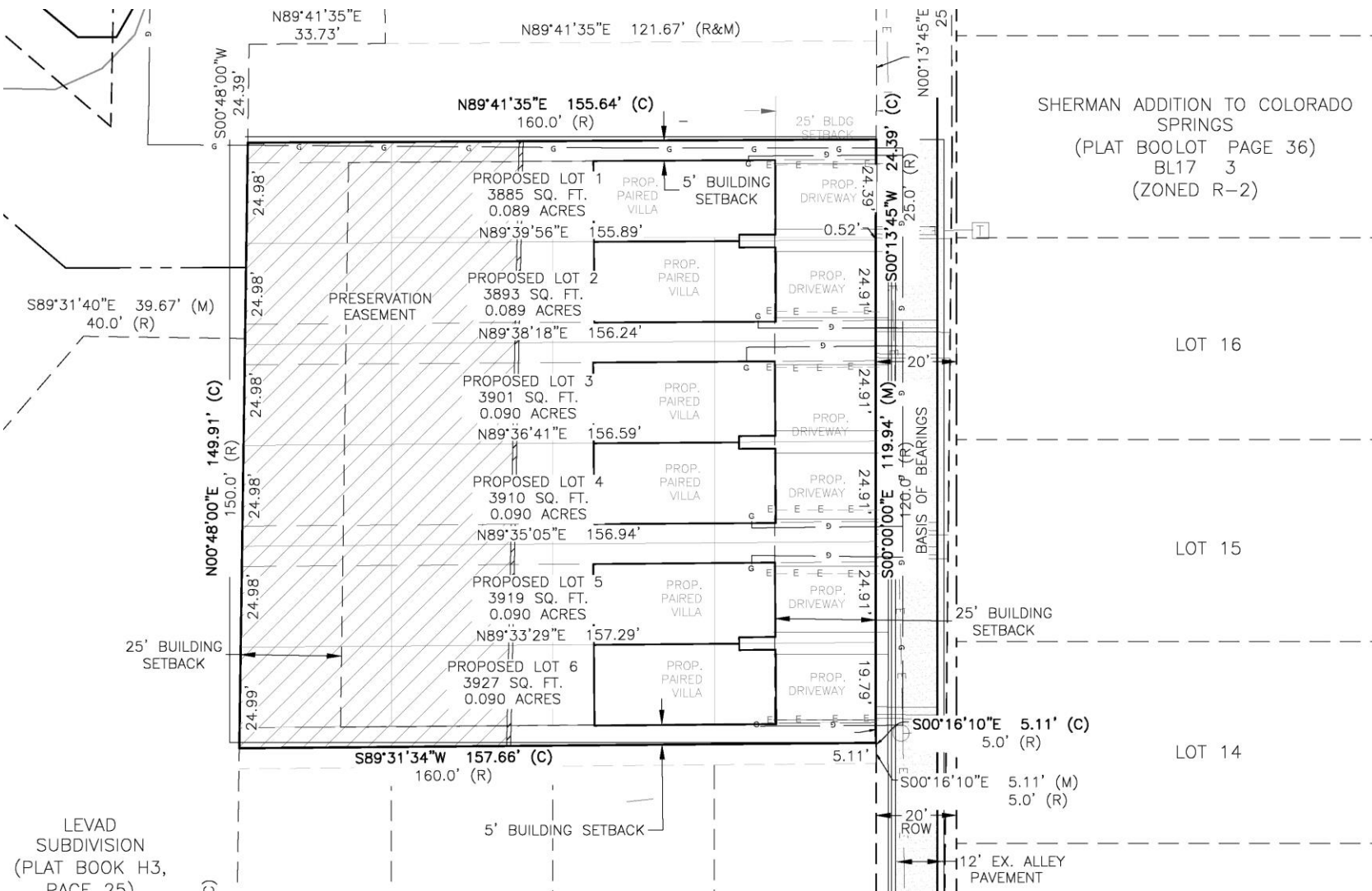


Robbin Pl

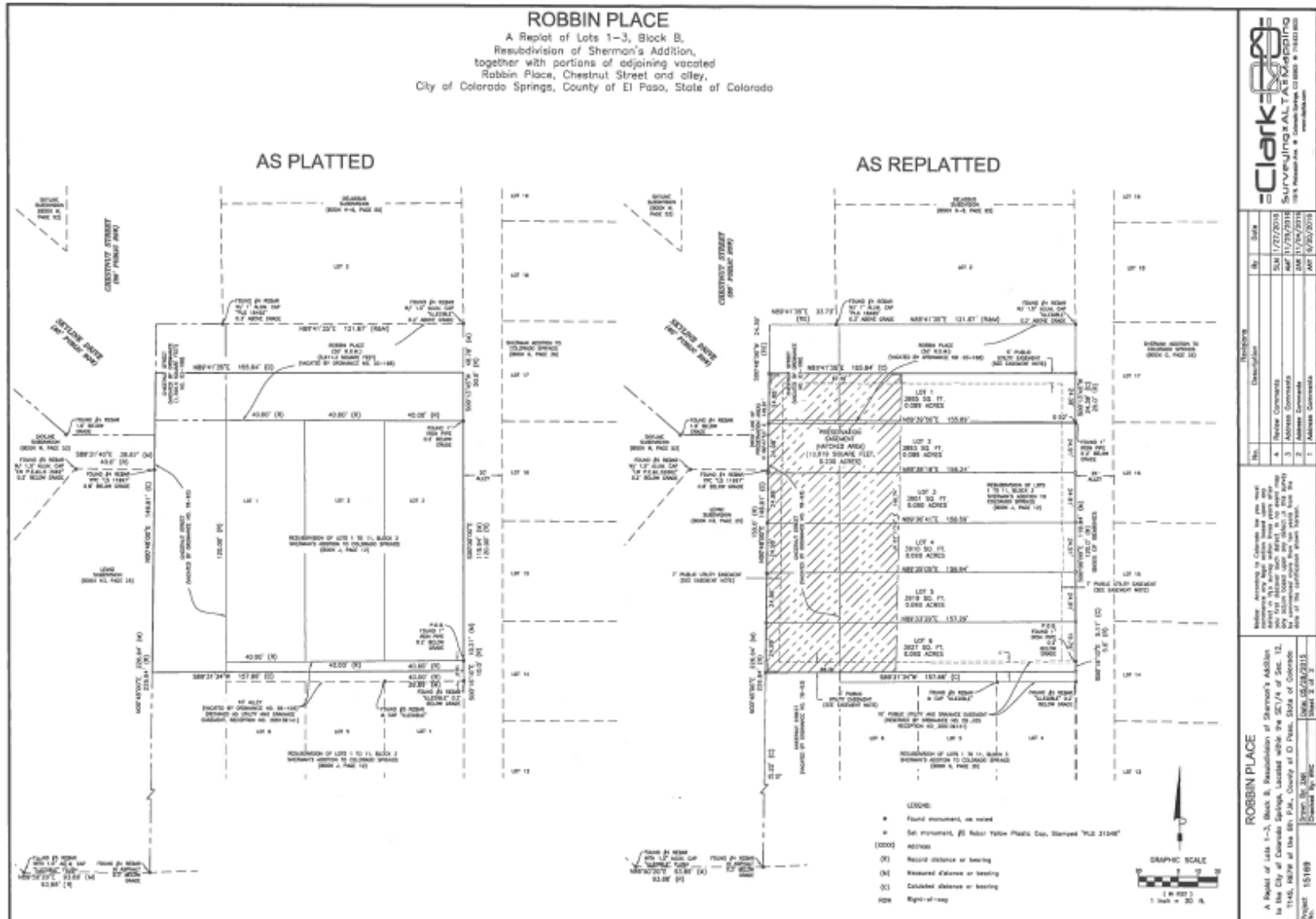


- Existing Property
 - Zoned R2
 - Vacant
- Applications:
 - Subdivision waiver
 - to provide legal access via a public alley
 - Preliminary and Final Plat
 - To create 6 lots for 3 duplex units
 - Nonuse variance
 - To allow a 49'+ lot width where 50' is required.
- Neighborhood meetings:
 - February 6, 2017
 - May 15, 2017
 - July 10, 2017

Preliminary Plat



Final Plat



Subdivision Waiver



- The site was proposed to be accessed by Chestnut Street to the northwest of the property.
- The access point is too steep, this access was vacated.
- The lots are legally platted lots.
- Two other lots currently use the alley for access.



Areas of Concern

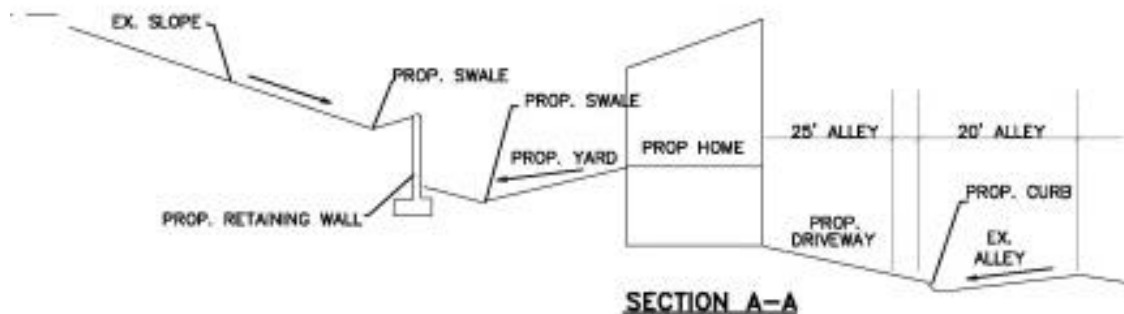


- Drainage
- Geologic Hazards
- Fire Access
- Alley
- NV for lot width

Drainage



- The Final Drainage Report has been approved by City Engineering.
- Developed runoff will be routed around the proposed houses to the improved alley.
- The alley will convey the runoff to S Boulder St.
- The developed runoff will be slightly higher than existing (0.3 cfs and 0.6 cfs). This will not adversely affect the surrounding neighborhood.

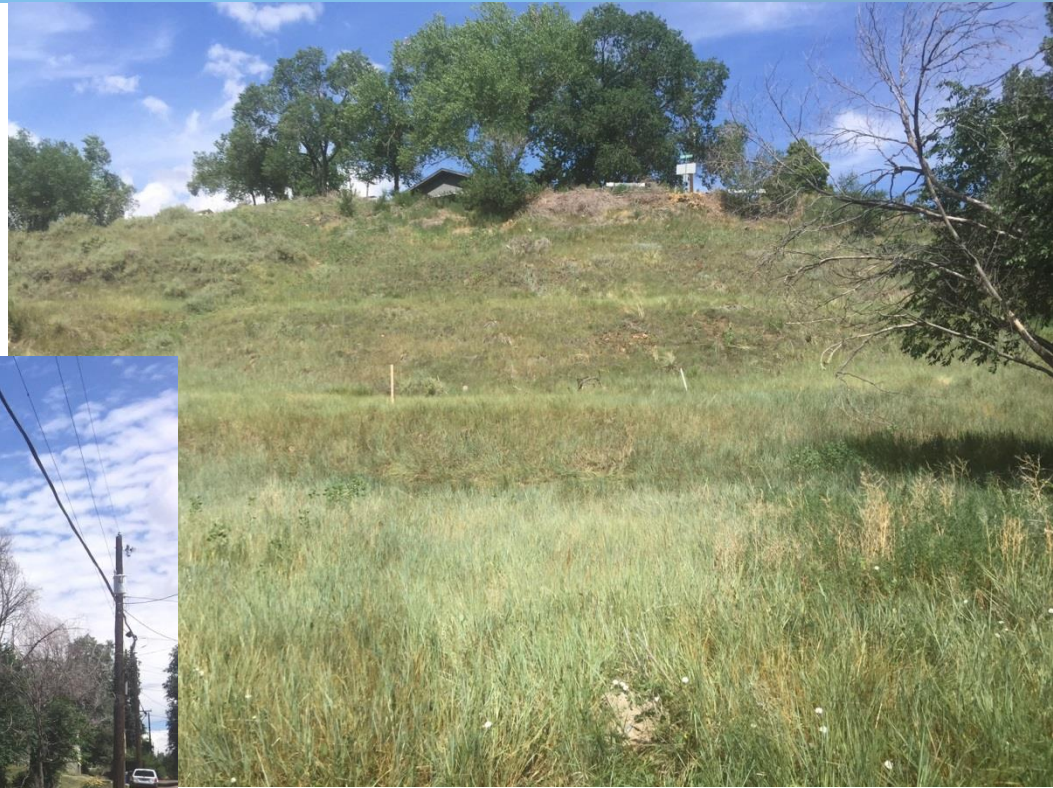


Geologic Hazards



- Geologic Hazard report has been approved.
- Major development challenge is the steep slope on the western 1/3 of the property.
- This area is within a preservation area.
- Geologic Hazard Report requires:
 - Installing 2 rows of caissons 24" diameter, 35' min depth
 - Structures placed on spread footing foundations with structural floors on over excavated fill soils.

Geologic Hazards



Alley

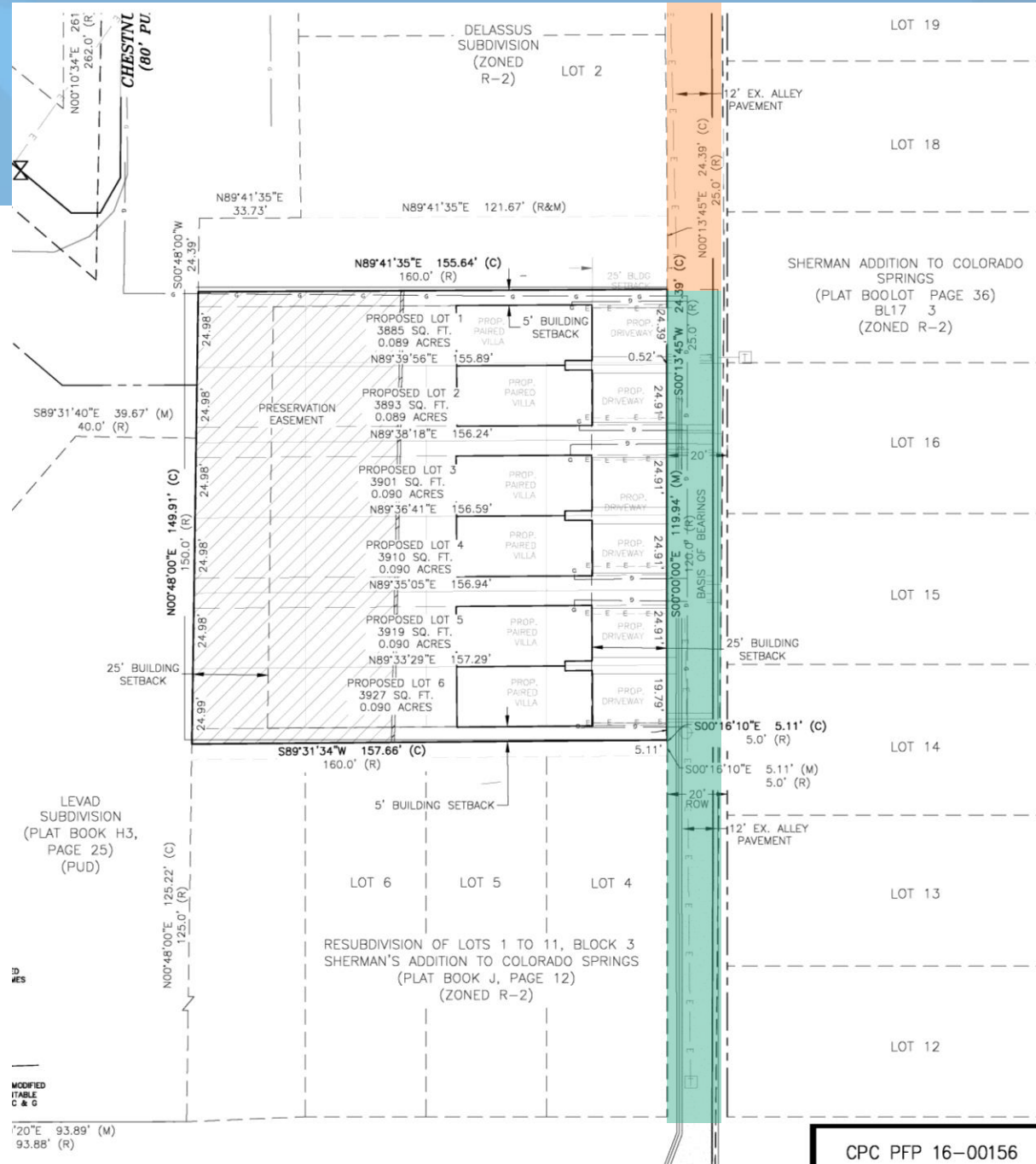
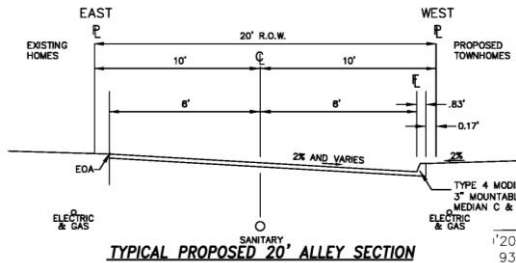
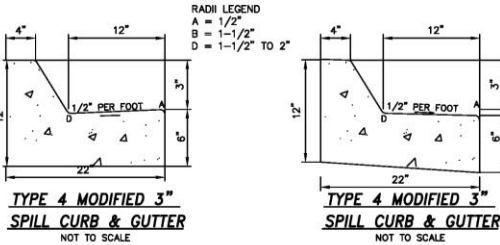


- Alley reconstructed from the northern property line of units south to Boulder Street.
- Alley repaired from northern property line of units north to St. Vrain Street.
- Cross pan and sidewalk to be repaired at the Boulder St entrance to accommodate fire.
- Professional Engineer letter provided stating the northern alley was structurally able to support a fire truck and not compromise the existing wall.

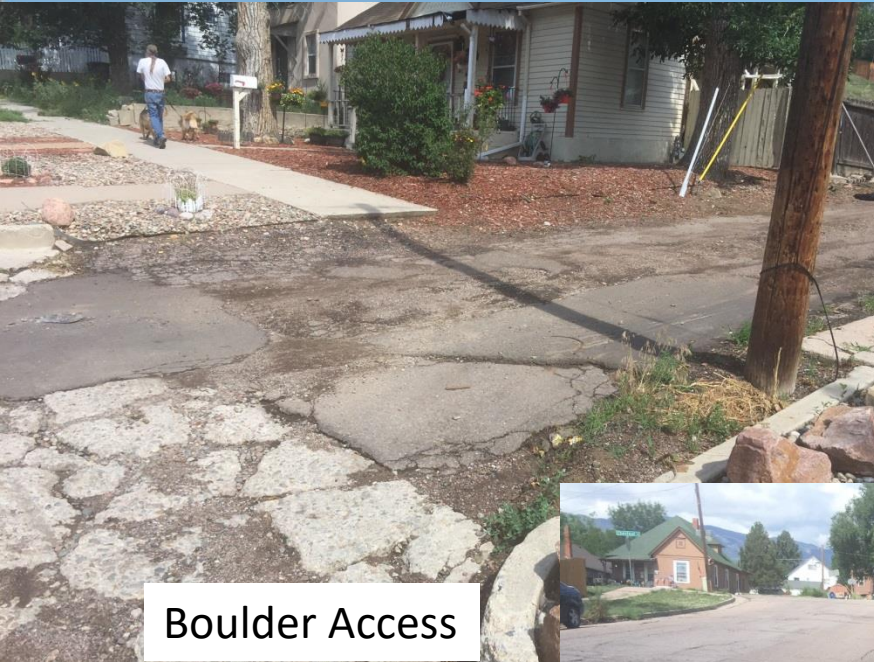
Alley

1517-0002-0000-151700 - PLAT BOOK J, PAGE 12, 1517-0002-0000-151700

DESCRIPTION: 0.570 square feet, 0.000 acres.



Alley



Boulder Access



St Vrain Access



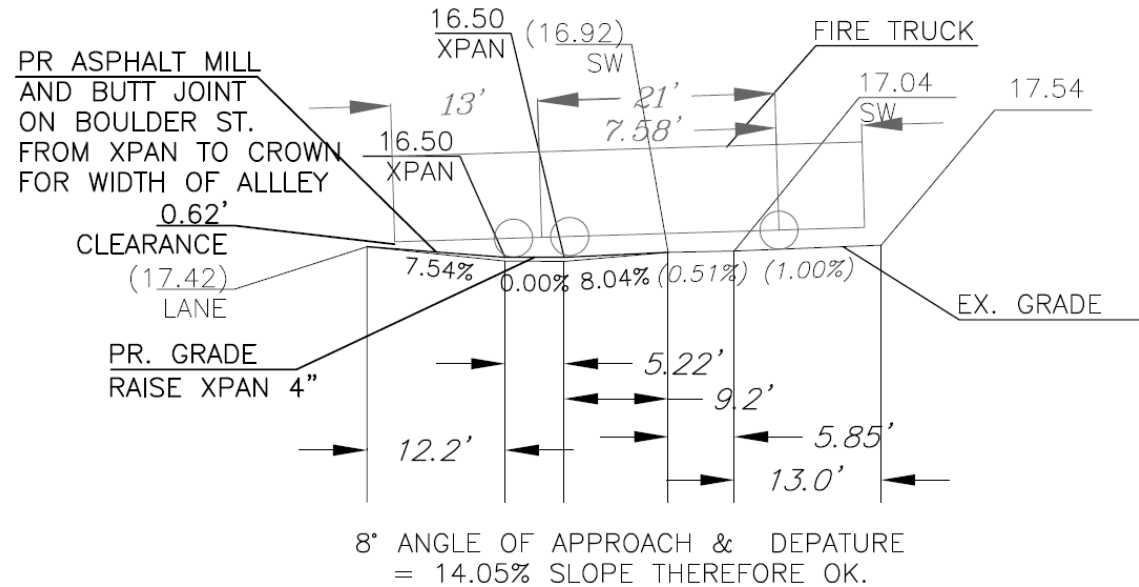
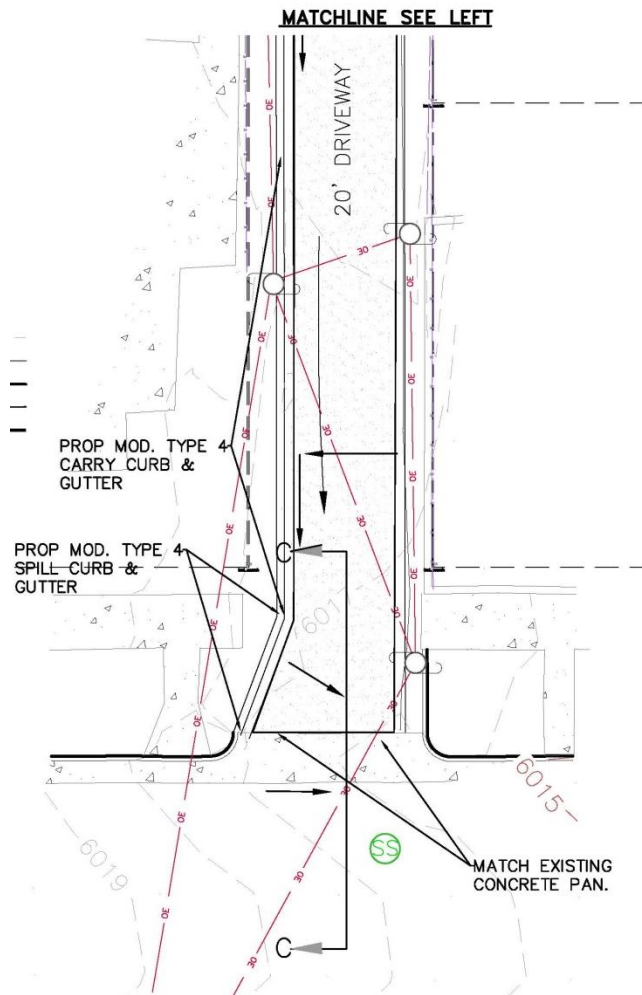
Boulder Access

Fire



- The primary access to the homes are via the alley per the subdivision waiver.
- Alley is one way from Boulder to St Vrain and 12' wide.
- Mitigation to allow a 12' wide alley included:
 - All dwellings must have a fire sprinkler system.
 - Reconstruction of the cross pan entrance at Boulder Street and the alley.
 - Letter from a professional engineer stating the northern access point could support the fire truck.

Fire



Nonuse variance



- The lots average 49.82' along the front lot lines and 49.96' along the west property lines where 50' is required.
 - The original survey was completed in 1898 with an accuracy of the nearest 1'
 - Today the accuracy is to the nearest one hundredth of a foot.
- This is an infill lot, the exterior survey lines do not match the record description. The survey reports 150' for the north/south lines, but the actual distance is 149.91' and 149.44'

R2 Lot allowances



- 7.3.104.A allows 7,000 square feet in an R2 zone district for duplexes.
- Footnote 4 of the chart states:
 - When platting individual duplex units, each lot must contain 3,500 square feet in the R-2 and 3,000 square feet in the R-4, R-5 and SU districts.
- This allows a 3,500 square foot duplex lot to be subdivided as part of the larger 7,000 square foot lot.

Planning Commission Decision



- City Planning Commission voted 9-0 to approve the applications at their July 20, 2017 meeting.

Recommendation



CPC SWP 16-00155 – SUBDIVISION WAIVER

Deny the appeal and uphold the City Planning Commission decision to approve the subdivision waiver of design standards for the property located at 543 Robbin Place, based on the finding that the applicant met the subdivision waiver review criteria contained in City Code Section 7.7.1302.

CPC PFP 16-00156 – PRELIMINARY/FINAL PLAT

Deny the appeal and uphold the City Planning Commission decision approve the preliminary/final plat for 543 Robbin Place based upon the finding that the applicant met the preliminary and final plat review criteria contained in City Code Section 7.7.102, 7.7.204 and 7.7.303, subject to compliance with the technical and/or informational plan modifications and noted in the minutes from the July 20, 2017 City Planning Commission Hearing.

CPC NV 17-00141 – NON-USE VARIANCE

Deny the appeal and uphold the City Planning Commission decision approve the non-use variance to allow a lot width of less than 50 feet as required per City Code Section 7.3.104.A, based upon the finding that the applicant met the nonuse variance review criteria contained in City Code Section 7.5.802.B.

Questions?

