Robbin Place

CPC SWP 16-00155
CPC PFP 16-00156
CPC NV 17-00141

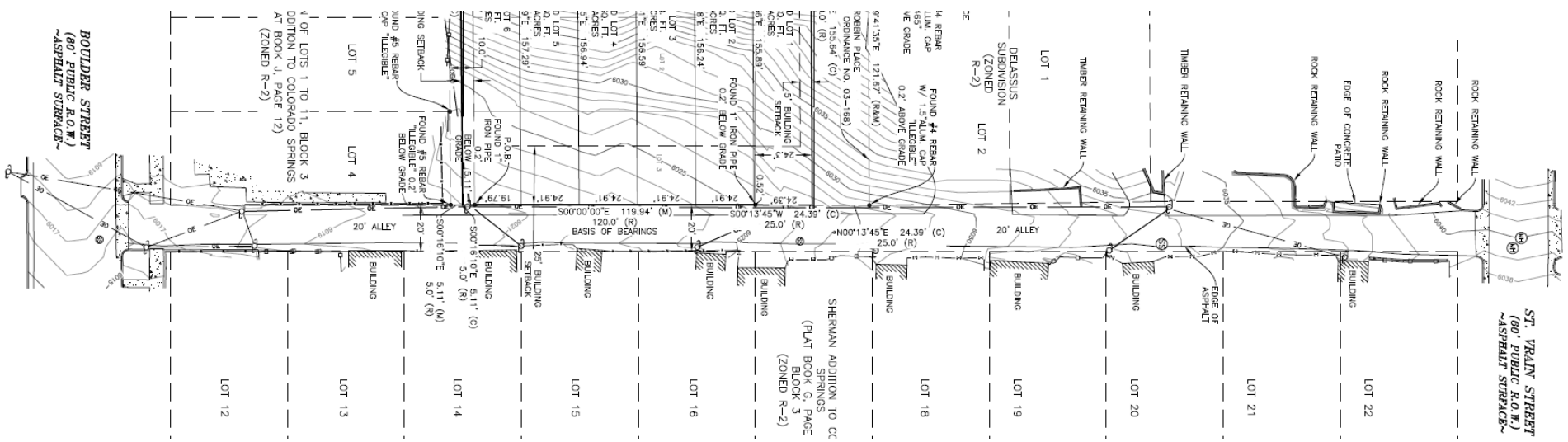
October 24, 2017
Lonna Thelen, Principal Planner
Land Use Review

Vicinity Map

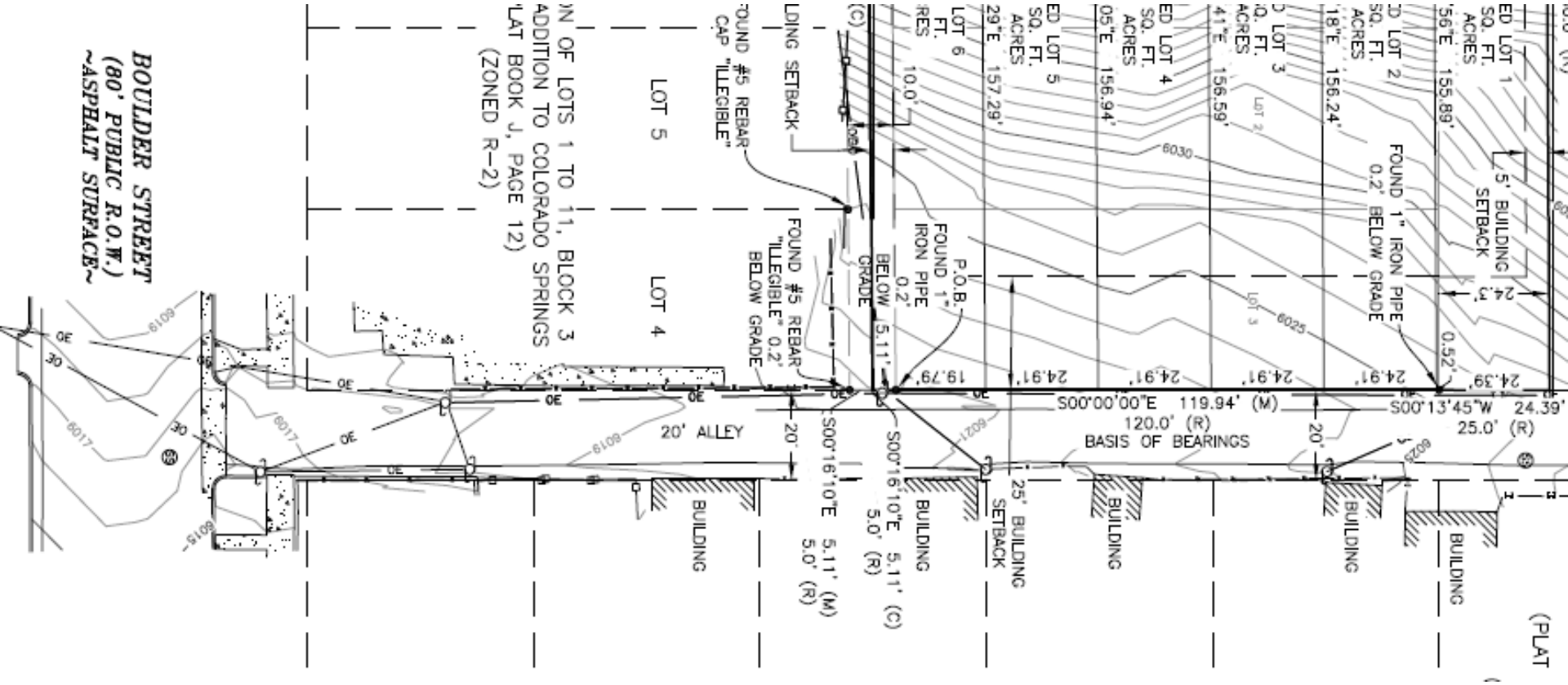
Robbin Pl

- 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

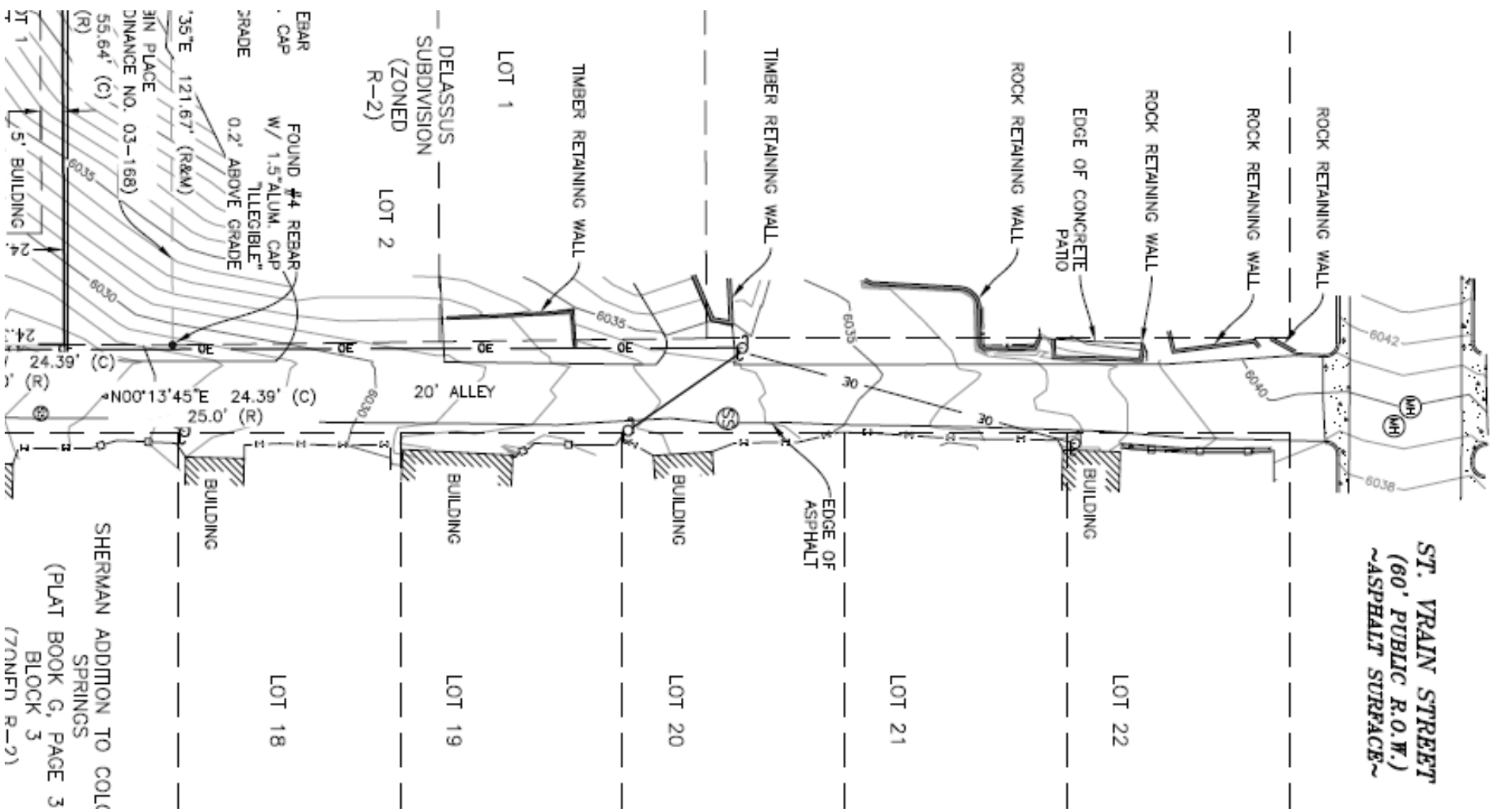
Alley right-of-way



Alley Right-of-way



Alley Right-of-way



20’ alley concerns

- Existing structures in the alley (retaining walls, building, porches)
- Additional utility easement needed for electric poles to be moved out of the alley
- Changes to the drainage pattern for the alley.
- Change to grade adjacent to the alley by expanding the alley

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.

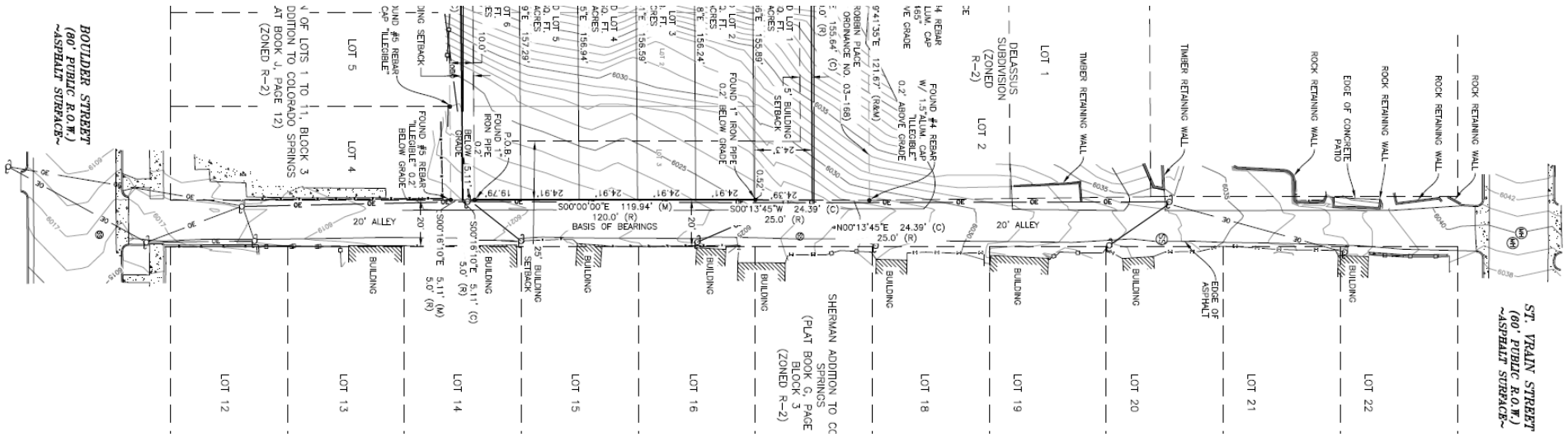
CPC PFP 16-00156 – PRELIMINARY/FINAL PLAT

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?


ST. VRAIN STREET
(60' PUBLIC R.O.W.)
~ASPHALT SURFACE~
ROCK RETAINING WALL
ROCK RETAINING WALL
ROCK RETAINING WALL
EDGE OF CONCRETE PATIO
ROCK RETAINING WALL
TIMBER RETAINING WALL
TIMBER RETAINING WALL
EDGE OF ASPHALT
BUILDING
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 1
LOT 2
DELASSUS SUBDIVISION (ZONED R-2)
20' ALLEY
N00°13'45"E 24.39' (C)
25.0' (R)
S00°13'45"W 24.39' (C)
25.0' (R)
S00°00'00"E 119.94' (M)
120.0' (R)
BASIS OF BEARINGS
S00°16'10"E 5.11' (M)
5.0' (R)
S00°16'10"E 5.11' (C)
5.0' (R)
SHERMAN ADDITION TO CO
SPRINGS
(PLAT BOOK G, 3 PAGE
BLOCK G, 3
(ZONED R-2)
BUILDING SETBACK
25' BUILDING SETBACK
5' BUILDING SETBACK
FOUND #4 REBAR W/ 1.3" ALUM. CAP
0.2' ABOVE GRADE
FOUND 1" IRON PIPE 0.2' BELOW GRADE
FOUND #5 REBAR "ILLEGIBLE" 0.2' BELOW GRADE
FOUND #5 REBAR CAP "ILLEGIBLE"
P.O.B.
FOUND 1" IRON PIPE 0.2' BELOW GRADE
LOT 4
LOT 5
BOULDER STREET
(80' PUBLIC R.O.W.)
~ASPHALT SURFACE~