# **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



718	601 608 601 602	603 400	608 602	607 601	604 602
714 655 631 510 510	5/19 524	1523	524		522
719 710 647 630	520	The second s	516	519 515	520 518
715 706 643 626 504 504	513 516		512	519	514 515
V11 702 635 618 635 614 7	C DA FOR	The fact that the second	512	511	512 509
707 63 1 616 5 703 8 642 631 627 616 5	546 540 534 504	511	502	418 412	504 505
703 5100 642 638 623 623 606 5 5 117 634 52 619 428 Z	AND IN TRACE AND ADDRESS OF ADDRESS AND ADDRESS ADDRES	W	St Vrain St		
655 634 57 618 428 Z	444	8 443 T	444 5	CP +	444 423
704 651 626 <b>4</b> 611	543 539 440	439	(一) 异	441	440-421
647 643 622 607 1	43.6	8 435	436 Ž	439	43.4) 415
639 614	427 1 432		432	431	430 411 428
44 007 00 635 014 010 010 10 10 10 10 10 10 10 10 10 10 1	423 428 R2 424	427	428	427	426 332
94 Bho 627 606 604	. 420	421	424		422
	543 416	415	1416	417 413	418
619 615 55	1412	411	412	410	414 - <u>331</u> 327 <sub>1</sub>
PUED	4 408 0 406	518	<b>#408</b>	409	323
622	5 46 5 42 5 40 530 40 2	520516514	402	401	4000
620 418	Construction of the second	WBoul	der St	HAR A LANG	317 Soulder P
313	519	509	311 425 42	411	312
5/12		308	307		308
620 <sup>618</sup> 616 1 3 08	3 05 528 524 5 18 5 18	510508502	426	420 4124	08 304 330
7267/24 3025 610 304	gton where	여 W Platte Ave 길	ALL BANK T	an anna	and the second
PUD 715 4 234	heat	W Platte Ale E	- ginteringer		4 18
228 621 615 221 224 5	Z 231 523517	232 Z	231 42		232
218 218	227	228	227	417,415,411	226
214 C0 724 T 720 716 212 217 222	223	222	223		224 R
802 802 2 215 218	ALL AND A	220	219	1.4.1	218

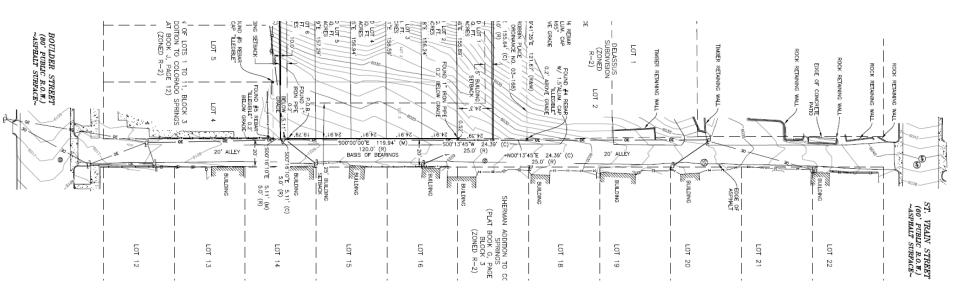
### **Robbin Pl**



- 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

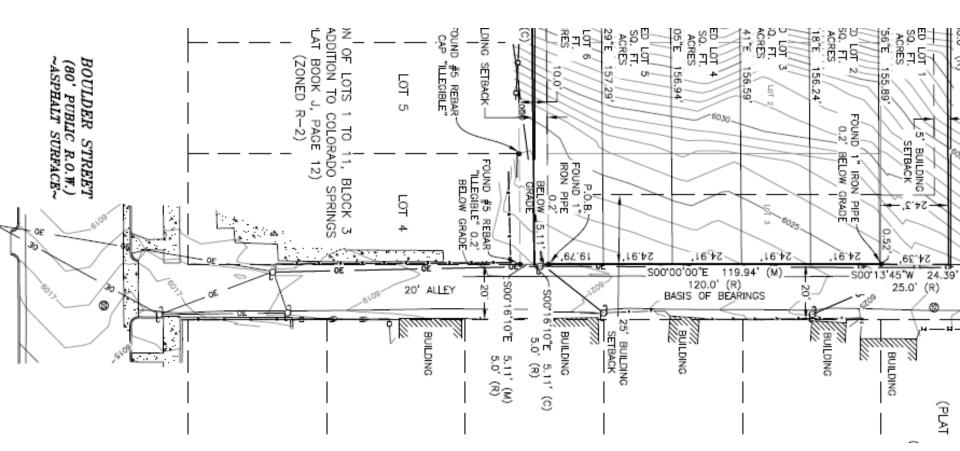


### Alley right-of-way



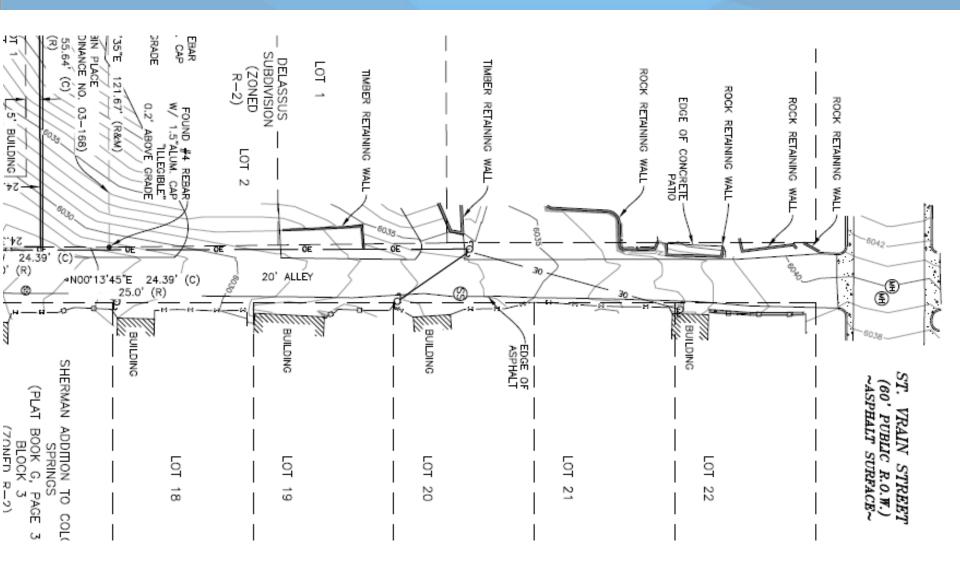


Alley Right-of-way





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





#### 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.

### <u>CPC PFP 16-00156 – PRELIMINARY/FINAL PLAT</u>

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.





