

MEMO

To: Honorable Mayor and Members of City Council

From: Harry Brennan, City Planner

Subject: Administrative Subdivision Plat - Settlers Crossing Filing #3 Subdivision Plat

Date: December 3, 2021

Case: S-782-21

96 Tower, LLC is requesting approval of the Settlers Crossing Filing No. 3 Subdivision Final Plat to create 154 residential lots & 11 tracts for the property located at the northeast corner of E. 96th Ave & Tower Rd, zoned PUD (Planned Unit Development District).

Summary and Background Information:

This communication is to provide information about the application for Council's review and notice of the comment deadline. The subject property is located roughly at the northeast corner of E. 96th Avenue and Tower Road and contains a total of approximately 14 acres. The property is zoned PUD and is included in the Settlers Crossing Planned Unit Development. The proposed plat will create 154 single-family attached-residential lots, along with 11 tracts containing open space and private alleyways. Access to the proposed subdivision is provided by Settlers Lane, Biscay Street, E 99th Avenue, and new public right of way dedications for E 98th Avenue, Argonne Street, and Bahama Street. A concurrent PUD Development Permit (Z-824-D-476-20) for single-family attached-residential is under administrative review. The drainage, access, and other technical plat requirements were reviewed and found to be acceptable by the City's Engineering staff. The PUD Permit and proposed plat meet all applicable LDC requirements.

Staff Recommendation:

The Development Review Team (DRT) recommends **approval** of this plat, and the deadline for comments is December 13, 2021. If you have any questions or concerns please contact Harry Brennan via email at hbrennan@c3gov.com or by phone at 303-227-7179.

Alternative(s):

City Council may request that the plat be reviewed via a public hearing before City Council.



MEMO CONTINUED

Proposed Plat Requirements – Residential			
ISSUE	PROPOSED	CITY STANDARD	MEETS CITY STANDARD?
Access	Access to the sites will be via existing and new roadways (Argonne St., Biscay St., E 99 th Ave., E 98 th Ave., and Settlers Ln.)	Access is required to be provided via public street or other approved access	Yes
Comprehensive Plan	Residential	Residential Medium	Yes
Density	10.5 DU/AC	4-24 DU/AC per the PUD Zoning Document	Yes
Lot Frontage	Ranges from 25 ft - 32.5 ft	Min. 25 ft per the PUD Zone Document	Yes
Lot Size	Ranges from 2,400 SF - 4,737 SF	Min. 2,400 SF per the PUD Zone Document	Yes
Right-of-Way Dedications	New ROW dedications along each perimeter street	Adequate R-O-W	Yes
Park Dedication/Fee-in-Lieu	Fee-in-lieu	Dedication of land or fee-in-lieu	Yes
School Land Dedication/Fee-in-Lieu	Fee-in-lieu	Dedication of land or fee-in-lieu	Yes
Total Lots/Tracts	154 lots/11 tracts	N/A	Yes

Financial Impact: N/A

Funding Source: N/A

Attachment List:

- V-Map
- Subdivision Plat

