

EDGEWATER PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC 2015 - 05

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR EXISTING LOTS 6, 7, 8 AND 9, BLOCK 100, EDGEWATER SUBDIVISION, TO BE KNOWN AS THE MOORE SUBDIVISION

WHEREAS, William Moore and Cheryl Moore, as owners of that property known as 2472 Lamar Street, Edgewater, Colorado, and more particularly described as Lots 6,7,8 and 9, Block 100 of the Edgewater Subdivision (the "Property"), have filed a preliminary plat application for approval to subdivide the Property into a new two-lot subdivision, to be known as the Moore Subdivision (the "Application"); and

WHEREAS, pursuant to Section 17-3-10(a) of the Edgewater Municipal Code ("Code"), the first required step in the subdivision approval process is the filing of a preliminary plat application; and

WHEREAS, pursuant to Code Section 17-3-20, preliminary plat applications are reviewed and judged by the Edgewater Planning and Zoning Commission ("Commission"), after conducting a public hearing thereon; and

WHEREAS, after due and proper notice as required by Code Section 17-3-20(d), the Commission conducted a public hearing on the Application on June 3, 2015, at which time all interested parties were given the opportunity to be heard; and

WHEREAS, based upon the testimony and evidence received at such hearing, the Commission finds that the Application should be approved because it contains all required information and meets all relevant subdivision requirements set forth under Article 2 of Chapter 17 of the Code, as further set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDGEWATER, COLORADO:

**Section 1.** Findings: The City of Edgewater Planning and Zoning Commission hereby finds that the preliminary plat filed by William Moore and Cheryl Moore to subdivide that property known as 2472 Lamar Street, Edgewater, Colorado, and more particularly described as Lots 6,7,8 and 9, Block 100 of the Edgewater Subdivision (the "Property"), into a new two-lot subdivision, to be known as the Moore Subdivision, meets all the relevant subdivision requirements set forth under Article 2 of Chapter 17 of the Code, as follows:

**Code Section 17-2-20. Streets.**

When streets are in alignment with existing streets, the new streets shall be named according to the streets with which they correspond. Streets that do not fit into an

established street-naming pattern shall be named by the City Manager in a manner which will not duplicate or be confused with existing street names.

**Finding:** The proposed subdivision does not establish any new streets. The existing street alignment of adjacent Lamar Street remains the same.

**Code Section 17-2-30. Lots.**

(a) Size. Lots shall be at least as large as the allowed minimum set forth in the area standards contained in Chapter 16 of this Code.

(b) Building permit issuance on unplatted land. No building permit shall be issued on unplatted property unless the City Manager first determines that the construction will in no way interfere with the proper alignment of needed public rights-of-way.

(c) Lot lines. Lot lines shall normally be at right angles to the street line or, on curvilinear streets, lot lines shall be radial to the curb of the street lines.

(d) Fronting. All lots shall front on public streets.

**Finding:** The Property is zoned R-1. Minimum lot size in the R-1 zone district is 6,000 square feet. Each of the two (2) proposed new lots are 6,652 square feet and therefore meet the minimum lot size requirement.

The side lot lines for each new lot are located at right angles to adjacent Lamar Street.

Each new lot fronts on Lamar Street.

**Code Section 17-2-40. Blocks.**

Blocks for residential use shall not be more than one-quarter ( $\frac{1}{4}$ ) mile (one thousand three hundred twenty [1,320] feet) in length and not less than three hundred (300) feet in length. Blocks should normally have sufficient width to provide for two (2) tiers of lots of appropriate depth.

**Finding:** The proposed new subdivision does not create a new block nor does it alter the dimensions of the existing block within which the Property is located.

**Code Section 17-2-50. Alleys or easements.**

The City may require alleys at least twenty (20) feet in width in business districts and at the rear of all lots fronting on arterial streets. Where alleys are not provided, easements shall be granted or reserved at least five (5) feet in width, or more if required by the City, on each side of all rear lot lines and along sufficient side lot lines and front lot lines when necessary for utility installation and maintenance, including storm or sanitary sewers, gas

and water lines and electric service.

**Finding:** The City Engineer recommended the retention of the existing rear lot line alley easement. The existing alley easement is retained in its current location. Xcel Energy Public Service Company requested a 6' wide dry utility easements adjacent to the front lot lines and 8' on the rear lot lines of each new proposed lot. Such utility easements are provided.

**Code Section 17-2-60. Dedication of public sites and open spaces.**

Dedication of land, free of all liens and encumbrances, for park and recreation, school sites, public building sites or for other public uses shall be required in each new subdivision or resubdivision in the City in which the total amount of land being subdivided is two (2) acres or more.

**Finding:** The proposed subdivision consists of 0.305 acres. No public land dedication is therefore required.

**Section 2. Decision:** Based on the foregoing findings, the Commission hereby APPROVES the preliminary plat as proposed by the Application.

**Section 3.** The approval of the preliminary plat rendered by this Resolution shall lapse and expire unless a final plat based on said preliminary plat is submitted within one (1) year from the date of this approval.

INTRODUCED, READ and ADOPTED this 3<sup>rd</sup> day of June, 2015.

*/s/ Karen Hing, Chair*

ATTEST:

*/s/ Beth A. Hedberg, MMC*  
City Clerk/Clerk to the Commission