MEMORANDUM

To: Planning Board

From: Shabnam Bista, Case Manager

DATE: January 18, 2022

SUBJECT: CALL-UP ITEM: Minor Subdivision for a two-lot subdivision of an existing 81,793-square-

foot property located at 1590 Sumac Ave. Following subdivision, Lot 1A (west) and Lot 2A (east) will both be 40,896.5 square feet in area (Moore's Subdivision Block 10 Replat A) (case no. LUR2020-00056). **The call-up period expires on January 20, 2022.**

Attached is the disposition of approval (see **Attachment A**) of a Minor Subdivision for the subdivision of a residential property within the Residential – Rural (RR-1) zoning district, which would create an additional lot with frontage on Sumac Avenue. The approval will result in the replat of one residential parcel into two lots: Lot 1A (40,896.5 sq. ft.) and Lot 2A (40,896.5 sq. ft.). Lot 1A will contain the existing single-family home and accessory structures and Lot 2 will be vacant. No modifications to the development code or minimum lot standards have been requested as part of this application. Pursuant to Section 9-12-5(a), B.R.C. 1981, a Minor Subdivision is required to subdivide the property (see **Attachment B** for Approved Final Plat).

<u>Background</u>. The 1.88-acre property is located south of Sumac Ave. (refer to **Figure 1**). Nearby properties primarily consist of single-family detached homes. A single-family detached home exists on the property and will remain. The site consists of Lots 6-9 and 16-19, Block 10 of the Moore's Subdivision.



Figure 1: Vicinity Map

The property and surrounding neighborhood to the east and west are zoned RL-1 (Residential-Low 1) and properties to the south are zoned Residential-Estate (RE), both are defined as "single-family detached residential dwelling units at low to very low residential densities" per Section 9-5-2(c)(1)(), B.R.C. 1981. Pursuant to Section 9-8-1, Table 8-1, "Intensity Standards," the minimum lot area in the zone district is 30,000 square feet. There is no annexation agreement that affects development of the property. The proposed lots meet these requirements.

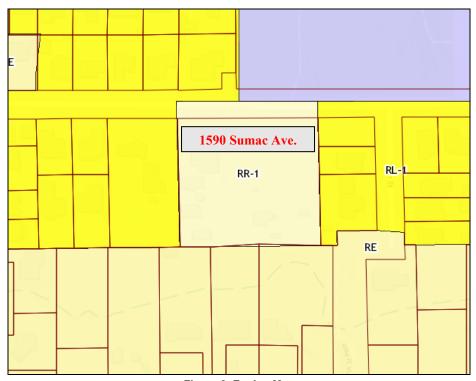


Figure 2: Zoning Map

Following subdivision, both lots will be limited to a single dwelling unit. Accessory dwelling units would be possible if meeting the requirements of Section 9-6-4(a), "Accessory Units," B.R.C. 1981. Future development on both lots will be subject to compatible development standards, including side yard bulk plane, side yard wall articulation, maximum building coverage, and FAR requirements.

Review Process. Preliminary and Final Plats are required for the request to subdivide the existing lot to create one additional residential lot within a Residential – Rural 1 (RR-1) zone district. While the Preliminary Plat is a staff level review, the Final Plat requires staff decision and referral to Planning Board as a call up. The call up period is 14-days.

<u>Public Comment.</u> Required public notice was provided in the form of written notifications to adjacent property owners of the subject property. In addition, a public notice sign was posted on the property. Therefore, all public notice requirements of section 9-4-3, "*Public Notice Requirements*," B.R.C. 1981 were met. Staff did not receive formal public comment on the proposal.

<u>Conclusion</u>. Staff finds that this application meets the Minor Subdivision criteria set forth in Section 9-12-5(e), B.R.C. 1981. Further, the subdivision meets the minimum lot area requirements (Table 8-1: Intensity Standards) and the Standards for Lots and Public Improvements (Section 9-12-12). This application was approved by

Planning and Development Services staff on January 6, 2022 and the decision may be called-up before Planning Board on or before **January 20, 2022.** There are no Planning Board hearing during the call up period. Questions about the project or decision should be directed to Shabnam Bista at bistas@bouldercolorado.gov.

Attachments.

Attachment A: Disposition of Approval

Attachment B: Final Plat for Moore's Subdivision Block 10 Replat A

Attachment C: Preliminary Plat/Utility Connection Plan for Moore's Subdivision Block 10 Replat A



APPROVED

CITY OF BOULDER PLANNING DEPARTMENT NOTICE OF DISPOSITION

You are hereby advised that the following action was taken by the Planning Department based on the standards and criteria of the Land Use Regulations as set forth in Chapter 9-2, B.R.C. 1981, as applied to the proposed development.

PROJECT N	AME:	STEWART'S SUBDIVISION REPLAT A
DESCRIPTION	ON:	Minor Subdivision of a RL-2 zoned 20,281 sf property with a single-family dwelling unit at 1750 Iris Avenue to create a second lot. The resulting lot sizes would be: Lot 1a (existing unit) - 10,137 sf and Lot 2a (for a new unit) - 10,144 sf.
LOCATION:		1750 IRIS AVENUE
LEGAL DES	CRIPTION:	See EXHIBIT A
APPLICANT:		IVAN BERCHOLZ
OWNER:		IVAN BERCHOLZ
APPLICATION:		Minor Subdivision Review, LUR2021-00020
ZONING:		Residential - Low 2 (RL-2)
CASE MANA	GER:	Shabnam Bista
	A SITE SPECIFIC Y THIS APPROVAL	DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS
Approved C	On:	Date
By:	H	
	David Gehr, Interim [Director of Planning & Development Services
	decision date. If no	the Planning Board by filing an appeal letter with the Planning Department within two such appeal is filed, the decision shall be deemed final fourteen days after the date
Appeal to P	lanning Board Exp	ires:
Final Appro	val Date:	
		CONDITIONS OF APPROVAL
None.		

DECISION:

EXHIBIT A

LEGAL DESCRIPTION

(1750 Iris Avenue)

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 19, THENCE NORTH 89°42'20" EAST, 1893.00 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 19 TO THE POINT OF BEGINNING;

THENCE SOUTH 0°17'40" EAST, 192.25 FEET AT RIGHT ANGLES TO THE EAST-WEST CENTERLINE OF SAID SECTION 19;

THENCE SOUTH 89°42'20" WEST, 125.00 FEET PARALLEL WITH THE EAST WEST CENTERLINE OF SAID SECTION 19;

THENCE NORTH 0°17'40" WEST, 192.25 FEET AT RIGHT ANGLES TO THE EAST-WEST CENTERLINE OF SAID SECTION 19 TO THE EAST-WEST CENTERLINE OF SAID SECTION 19;

THENCE NORTH 89°42'20" EAST, 125.00 FEET ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 19 TO THE TRUE POINT OF BEGINNING;

AND IDENTIFIED AS PARCEL B, STEWART'S MINOR SUBDIVISION, ACCORDING TO THE MINOR SUBDIVISION PLAT THEREOF RECORDED NOVEMBER 7, 1977 AS RECEPTION NO. 250580, COUNTY OF BOULDER, STATE OF COLORADO.

MOORE'S SUBDIVISION BLOCK 10 REPLAT A

Dedication

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF THAT REAL PROPERTY SITUATED IN THE CITY OF BOULDER, AND BEING LOCATED AS FOLLOWS:

LOTS 6-9 AND 16-19 BLOCK 10, MODRE'S SUBJIVISION, AND THE NORTHERLY HALF OF VACATED RIVERSIDE AVENUE, LOCATED IN HE SOLITHERST QUARTER OF SECTION 18, TOWNSHIP I NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO.

CONSIDERING THE CENTERLINE OF SUMAC AVENUE, AS SHOWN ON THE PLAT OF MOORE'S SUBBUNISHON (RECEPTION NO. 90540785, MAY 18, 1954), BETWEEN A FOUND 1 1/2" ALLIMINUM AND IS LIBERAGE, IN RANGE BOX AT THE INTERSECTION OF SUMAC ANNUE AND 15TH STREET OF BEAR NB943/4"E, 908.00 FEET, WITH ALL BEARMINGS CONTINGED HERDIN RELATIVE THREETO.

COMMENCING AT SAID INTERSECTION OF 17TH STREET AND SUMAC AVENUE, THENCE SOUTH 78'32'05" WEST, A DISTANCE OF 154.52 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 00'01'13" EAST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 89'43'47" WEST, A DISTANCE OF 302.94 FEET; THENCE NORTH 00'01'13" WEST, A DISTANCE OF 270.00 FEET; THENCE NORTH 89'43'47" EAST, A DISTANCE OF 302.94 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINING 81,793 SQ.FT., OR 1.88 ACRES

HAS CAUSED SAID PROPERTY TO BE LAID OUT, SURVEYED, SUBDIMIDED AND PLATTED UNDER THI NAME OF "MODRE'S SUBDIMISION BLOCK 10 REPLAT A", A SUBDIVISION IN THE CITY OF BOULDER, STATE OF COLORADO.

COUNTY OF BOULDER, STATE OF COLORADO.

THE UNDERSIDED DOES FURTHER GRANT TO THE CITY OF BOULDER THOSE PORTIONS OF REAL PROPERTY DESIGNATED AS "UTILITY EASEBERT" ON THE ACCOMPANYING PLAT AS EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, PEPAR AND REFLACEMENT AND ELECTRIC LINES, WORKS, POLES, UNDEFORMED CABLET, TY OF THE PROGRAMS, TELEPHORE AND ELECTRIC LINES, WORKS, POLES, UNDEFORMED CABLET, TY OF THE PROGRAMS TELEPHORE AND ELECTRIC LINES, WORKS, POLES, UNDEFORMED CABLET, TO THE ANALYSIS OF THE MAINTENANCE STATES, TO THORATIS, DEMONDANCE DITCHS AND DRAINS AND EASE OF THE MAINTENANCE STATES, THORATIS, DEMONDANCE DITCHS AND DRAINS AND EASE OF THE MAINTENANCE STATES, THORATIS, DEMONDANCE DITCHS AND DRAINS AND EASE OF THE MAINTENANCE STATES, THORATIS, DEMONDANCE DITCHS AND SERVICE WORKS AND LINES, STORM SERVERS AND DRAINS, STREET LIGHTING, UNLINES, AND SERVICES WHILE COMPARISED AND PROFILE OF THE MAINTENANCE STATES. THE SERVICE WORKS AND LINES, STORM SERVICE AND PROFILE OF THE MAINTENANCE STATES. THE SERVICE OF THE SERVICE WORKS AND LINES, STORM SERVI

FOR THE APPROVAL OF "MOORE'S SUBDIVISION BLOCK 10 REPLAT A" AND THE DEDICATIONS AND CONDITIONS WHICH APPLY THERETO THIS 3.1 DAY OF DISCOURT 2021

BY: - member

ACKNOWLEDGMENT

STATE OF COLORADO SS. COUNTY OF BOULDER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _294b_ DAY OF

November , 2021, BY STEVEN M. BROWN AS MEMBER OF BROWN DEVELOPMENT

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: __02-02-2025_

CHRIS POWER Notary Public

Lender's Consent and Subordination

THE UNDERSIONED, A BENEFOUNY UNDER A CORTAIN DEED OF THUST ENCUMENTION THE PROPERTY, HERRY DORFESSY, CONSISTI TO AND, ANDE IN THE DECOLORY, AND RECORDING OF THIS SUBDIVISION PLAT, DEDICATION AND EASEMENTS SYMM HERCOM AND MAKES THE DEED OF TRUST SUBDORMATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE GROWN BY A BUT ANDERSON THE THE PROPERTY OF REPRESENTS THAT HE GROWN BY HER HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBGROWNATION ON BEHALF OF THE LENDER STATED BELLOW.

BANK OF COLORADO
BY: _____AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT STATE OF LIGHTAGE COUNTY OF SCHOOL

REFOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 100 AS REPRESENTATIVE OF BANK OF COLORADO. AS

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES: 482

NOTARY PUBLIC

[SEAL] Surveyor's Certificate

SLIVAYOR'S CHINICATE IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATRONS, INC. THAT A SURVEY OF SUMAC REPLAT WAS MADE BY ME OR UNDER MY SUPERVISION ON SEPTEMBER 9, 2020, AND THAT THE ACCOURANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SUPEY THEORY

Edgar T. Bristow, Digitally signed by Edgar T Bristow Colo PLS 19588 COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC. COIO. PLS 19588

Date: 2021.12.17 11:13:36 -07'00'

A REPLAT OF LOTS 6-9 AND 16-19, BLOCK 10, MOORE'S SUBDIVISION, AND THE NORTHERLY HALF OF VACATED RIVERSIDE AVENUE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO TOTAL AREA = 81,793 SQ FT, OR 1.88 ACRES

SHEET 1 OF 2



Notes

- NOTES

 1. STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 3114020-07004, DATED
 MAY 04, 2021 WAS ENTRELY RELIED UPON FOR RECORDED INFORMATION RECORDING
 RIGHTS-OF-WAY, EASSEMENTS AND ENCUMBRANCES IN THE PEPERARTION OF THIS
 SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY
 DESCRIBED IN SAID THE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON
 ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH
 DEFECT. IN NO EVENT MAY NAY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
 HEREON.
- 3. THIS FINAL PLAT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- A BASS OF BEARINGS OPS DERIVED BEARINGS BASED ON A BEARING OF 1899/3747°E ALONG THE CENTERING OF SUMA GERNIE, AS SHOWN ON THE PLAT OF MOORE'S ALONG THE CHART OF MOORE'S AND A 1904, DETERING A FOUND 11/20 ALONG A FOUND 15/20 AL
- 5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MUSDEMEANOR FUNSUANT TO STATE STATUE C.R.S. SEC 18-4-508.
- 6. THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- 7. SUBSURFACE BUILDINGS, IMPROVEMENTS OR STRUCTURES APE NOT NECESSARILY SHOWN. BUILDINGS AND OTHER MURROWSMENTS OR STRUCTURES ON ADJACENT PROPERTIES THAT ARE MORE THAN FIVE (5) FEET FROM ANY OF THE PROPERTY LINES OF THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN.
- 8. DATES OF FIELDWORK: SEPTEMBER 9, 2020 (J. SMITH)
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPUED.
- 10. THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE
 DOCUMENT AND ARE SHOWN GRAPHICALLY HEREON. THE FOLLOWING LIST CONTAINS THE
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11. ALL EXISTING AND PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.

- 12. FLOOD INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN SOME AE, (100 YEAR FLOOD ZONE) SPECIAL FLOOD HAZARD AREA, AND ZONE X UNSHADED (OUTSIDE THE HAITS OF THE SOO YEAR FLOODPLANI), AREA OF MINIMAL FLOOD HAZARD ACCORDING DATED 12/18 (2012). THE MANUE RATE MAP: COMMUNITY-PANEL IN. DISTINGUIS OF THE DESTRUCTION OF THE MAP COMMUNITY-PANEL IN. DISTINGUIS OF THE DESTRUCTION OF THE SUBJECT PROPERTY SI LOCATED AT THE FLOORAGE IS FROM WONDERAND OREEK AT 1911 STREET MINIOT SI LOCATED AT THE INTERACE OF THE FORMATE TO THE SUBJECT PROPERTY SI LOCATED AT THE INTERACE OF THE FORMATE TO THE SUBJECT PROPERTY ORDER AT THE SUBJECT PROPERTY OF THE SUBJECT PROPER
- 13. ALL EASEMENTS LABELED "UTILITY ESMT." ARE DEDICATE FOR ANY PUBLIC UTILITY.

DIRECTOR OF PLANNING ELIV SALO

DIRECTOR OF PUBLIC WORKS AND UTILITIES

City Manager's Certificate

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IN WITNESS WHEREOF, THE SAID CITY OF BOULDER HAS CAUSED ITS SEAL TO BE HEREUNTO AFFIXED BY ITS CITY MANAGER THIS ______ DAY OF ________, 20.

CITY MANAGER

Clerk and Recorder's Certificate

STATE OF COLORADO COUNTY OF BOULDER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT O'CLOCK __M., THIS ____ DAY OF ____, 20__, AND IS RECORDED RECEPTION #

FEES PAID: \$_

CLERK AND RECORDER DEPLITY

SUBDIVISION REPLAT A FINAL PLAT

4501 LOGAN ST. DENVER, CO 80216 PH: (303) 936–6997 FAX: (303) 923–3180 ronsInc.com AVE, STE 395 C 80301 () 443-7001 () 443-9830 AVE 80501 -1733 -4355

SMONT, CO 8 (303) 776-1



-75,355 TDH /SGR SHEET 1 OF 2

