

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).

Background. 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.

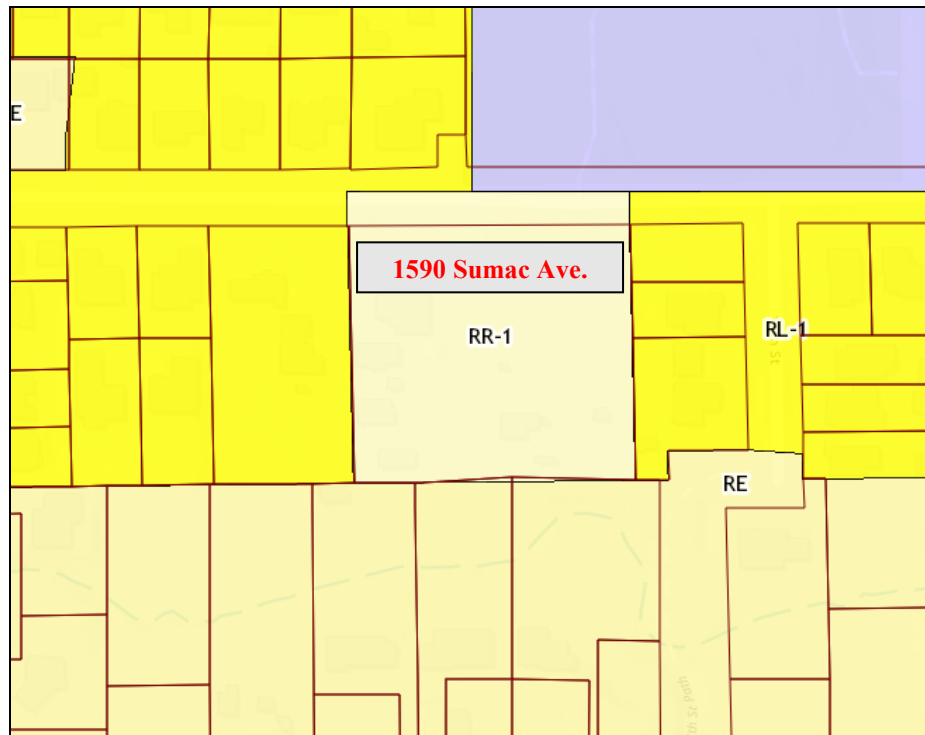


Figure 2: Zoning Map

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.

Public Comment. 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.

Conclusion. 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



City of Boulder Planning & Development Services

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.

DECISION: **APPROVED**
PROJECT NAME: **STEWART'S SUBDIVISION REPLAT A**
DESCRIPTION: **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 DESCRIPTION: **See EXHIBIT A**
APPLICANT: **IVAN BERCHOLZ**
OWNER: **IVAN BERCHOLZ**
APPLICATION: **Minor Subdivision Review, LUR2021-00020**
ZONING: **Residential - Low 2 (RL-2)**
CASE MANAGER: **Shabnam Bista**

THIS IS NOT A SITE SPECIFIC DEVELOPMENT PLAN APPROVAL AND NO VESTED PROPERTY RIGHT IS CREATED BY THIS APPROVAL.

Approved On: _____

Date

By: _____

David Gehr, Interim Director of Planning & Development Services

This decision may be appealed to the Planning Board by filing an appeal letter with the Planning Department within two weeks of the decision date. If no such appeal is filed, the decision shall be deemed final fourteen days after the date above mentioned.

Appeal to Planning Board Expires: _____

Final Approval Date: _____

CONDITIONS OF APPROVAL

None.

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;

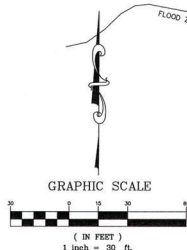
THENCE SOUTH 89°42'20" WEST, 125.00 FEET PARALLEL WITH THE EAST WEST CENTERLINE OF SAID SECTION 19;

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.

SHEET 2 OF 2



Original Parcel	
TOTAL	81,793 SQ. FT. 1.88 ACRES
Moore's Subdivision Block 10 Replat A	
LOT 1A	40,896.5 SQ. FT. 0.94 ACRES
LOT 2A	40,896.5 SQ. FT. 0.94 ACRES
TOTAL	81,793 SQ. FT. 1.88 ACRES

COURSE: N89°43'47"E LENGTH: 302.94'
COURSE: S00°01'13"E LENGTH: 270.00'
COURSE: S89°43'47"W LENGTH: 302.94'
COURSE: N00°01'13"W LENGTH: 270.00'

AREA: 81793 SQ. FT.
ERROR CLOSURE: 0.00 COURSE: N00°00'00"E
ERROR NORTH: 0.000 EAST: 0.000

PRECISION 1: 1145880000

● FOUND MONUMENT AS DESCRIBED
● SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP
"FLATIRONS SURV 16406"
○ CALCULATED POSITION (NOT FOUND OR SET)
(P) AS PER THE PLAT OF MOORE'S SUBDIVISION
(REC NO 90540783, MAY 18, 1954)
BFE BASE FLOOD ELEVATION

Edgar T. Bristow
Colo. PLS 19588

Notes

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