

MEETING DATE: November 16, 2021

STAFF: Stuart Borders, senior planner

PROJECT NAME: Trail Ridge Plaza Replat

CASE NUMBER/REQUEST: Case 21-320-06 – Final Plat – AHG, Inc. requests approval of a Final Plat for Trail Ridge Plaza Replat, 15904 E 23rd Street

APPLICANT: Brent Thompson, BHC

OWNER: AHG, Inc.

PROPERTY LOCATION: 15904 E 23rd Street

SITE ACREAGE: 0.29 acres +/-

NUMBER OF LOTS/TRACTS: 2 lots, 1 tract

PROPERTY ZONING: C-2 (General Commercial)

CURRENT USE: Two commercial buildings, parking lot

North: R-6 (Single Family Residential), R-12 (Two Family Residential); single family homes
South: C-2; Various commercial businesses
East: C-2; Restaurant
West: C-2, Gas station/convenience store

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on December 6, 2021.

RECOMMENDATION

Staff recommends that this Final Plat be approved.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

BACKGROUND & HISTORY:

When platted in 2007, 'Trail Ridge Plaza' consisted of two lots: this Lot 2, and the adjoining property to the east, Lot 1, which now contains a Backyard Burger restaurant. The owners of this lot now seek to re-divide it into two lots, each of which contains one building, and a tract, Tract A, which consists of the parking lot and other ground around the buildings. Tract A will be under joint ownership of the building owners. The owners have drafted covenants and restrictions that outline the owners' responsibilities pertaining to the ownership and maintenance of Tract A.

ANALYSIS

Streets/Public Improvements:

There are no changes planned for this developed property that already contains street access and has all utilities in place and operational.

EXHIBITS

1. Application
2. Replat
3. Comp Plan Map
4. Zoning Map