

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-15-2014 – Thomasville Manor Subdivision

SYNOPSIS:

Applicant: Reliance Homes
Proposal: Final Plat
Location: 7050 West 3500 South
Zoning: R-1-10

BACKGROUND:

Elyas Raigne, representing Reliance Homes, is requesting final plat approval for the Thomasville Manor Subdivision. The subdivision is bordered on the north and west by existing single family development. The subdivision is bordered on the east by the Towns and Hunter Village and an existing duplex.

The proposed subdivision will consist of 26 lots on approximately 9.8 acres. This equates to an overall density of 2.65 units per acre. Although the subject property is zoned R-1-10, the average lot size is approximately 11,000 square feet. This equation does not factor in the square footage of the existing homestead known as lot 124.

Access to the subdivision will be gained from 3500 South and from existing stub streets from the Orchard View Subdivision to the west and from the Hunter Village Subdivision to the north. The developer will be responsible to dedicate and improve 3500 South including curb, gutter and sidewalk. Although the applicant will dedicate the full right-of-way, improvements will be installed at the existing width of 40 feet. The developer will be required to construct a masonry barrier wall along 3500 South.

Due to the improvements being installed at the 40-foot half width, an area of approximately 15 feet will remain between the curb and gutter and sidewalk. The developer was going to install stamped colored concrete. However, after discussions with the Public Works Department and City Administration, staff is recommending that this area be landscaped. The landscaping of this area will be coordinated with the City Parks Department and will be maintained until such time that UDOT fully improves 3500 South.

All streets will be dedicated and improved to the City's 54-foot right-of-way. The new streets will need to transition with the existing rights-of-way to the north and west. All street improvements will be coordinated with the City Engineering Division.

As the property has been farmed for many years, there are a number of irrigation ditches. These ditches will need to be piped in accordance with City ordinances. The developer will be responsible to coordinate with the irrigation company and/or ditch master along with water users to ensure that methods to pipe these ditches meet with their approval.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager