

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

ISSUE:

S-3-2015 – Northrup Subdivision

SYNOPSIS:

Applicant: Dan Northrup
Proposal: Final Plat
Location: 5190 West 3500 South
Lots: 3
Acres: 2.4
Zoning: R-1-8 & M

BACKGROUND:

Mr. Dan Northrup, is requesting final plat approval for a 3-lot subdivision in the R-1-8 and A zones. The subject property is located at 5190 West 3500 South. In January 2014, the City Council approved a rezone request for approximately .73 acres from the A zone to the R-1-8 zone. The purpose for the rezone was to facilitate a new subdivision with a proposed flag lot.

At the present time, there are two existing dwellings. The east dwelling (lot 1) is located on property that is zoned agriculture and is approximately 1.4 acres in size. The west dwelling (lot 3) is located on property that was rezoned in 2014 and is approximately 13,240 square feet in size. The flag lot (lot 2) will be located behind lot 3, and is approximately 15,400 square feet in size excluding the stem portion.

With regards to public improvements, curb and gutter exist along 3500 South. To ensure the correct right-of-way width, the City Engineering Division is requesting that the subdivision plat show a dedicated right-of-way of 40-feet. The City Engineering Division is also recommending that sidewalk be installed across the lots on 3500 South. The applicant will be required to coordinate improvements with UDOT as well as Granger Hunter Improvement District.

There are two dead end streets located on the northeast and northwest boundaries of lot 1. According to the City Engineering Division, these streets will remain in their existing condition for the present time. Should the agricultural property develop in the future, the City Engineering Division will provide a recommendation as to the terminus of these streets.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman
Current Planning Manager