

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

ISSUE:

S-11-2015 – JG Subdivision – Amending Lot 31A West Valley Truck Center Subdivision

SYNOPSIS:

Applicant: Fred Cox
Proposal: Final Plat Approval
Location: 5557 West 2400 South
Zoning: M

BACKGROUND:

The original West Valley Truck Center Subdivision was recorded in 1998. The subdivision has been a great asset to the City and to businesses in the trucking industry. Lots platted in the original subdivision were to accommodate a variety of uses associated with the trucking industry. Although many of the original lots remain as platted, a few modifications have taken place over the years to accommodate changes within the subdivision.

The City Council may recall that a few weeks ago, an amendment to lots 16, 17 and 31 of the original subdivision was reviewed and approved. That particular plat was submitted as a result of the extension of 2400 South out to 5600 West. The extension of that road eliminated the existing cul-de-sac and re-defined what is known today as lot 31A.

The proposed subdivision will take the existing lot and divide it into three unique lots. All lots are over 1 acre in size and meet development requirements of the M zone. Access will be gained from 2400 South and from 2455 South. Although three lots are being proposed, it is anticipated that one large development will occur. Should that be the case, the property owner would need to provide documents related to cross access and parking easements. While each lot has frontage on a dedicated right-of-way, staff would also recommend that drainage easements be provided as well.

As mentioned earlier, 2400 South will be extended to the west. Due to this location becoming a major intersection, the traffic signal from 2455 South will be relocated to this site. The intersection at 2400 South will provide a west connection for a future road system that will serve properties to the west of 5600 West.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager