

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

ISSUE:

S-9-2015 – Park Vista Subdivision – Phase 2

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Final Plat Approval
Location: 7100 West 4100 South
Lots: 33
Acres: 11
Zoning: R-1-10

BACKGROUND:

Mr. Nick Mingo, representing Ivory Homes, is requesting final plat approval for the second phase of the Park Vista Subdivision. This phase of the subdivision will be located at approximately 7100 West 4100 South. It is bordered on the north by phase 1 of the Park Vista Subdivision and the east and west by existing residential development.

The second phase of the subdivision consists of 33 lots on 11.3 acres. This equates to an overall density of 2.9 units per acre. Lot sizes range from 10,000 square feet to 13,339 square feet. The average lot size has been calculated at 10,375 square feet.

Access to the subdivision will be gained from existing stub streets in the Falconcrest Subdivision to the east and from stub streets in phase 1 to the north. As streets in Falconcrest were not constructed to the standards that are used today, there will be a slight transition to connect with the existing rights-of-way. These will be coordinated with the City's Engineering Division.

The proposed subdivision slopes downward from the south to the north. It drops approximately 50 feet from 4100 South to the residential housing to the north. However, the drop is over a distance of approximately 1000 feet. Individual lot grading plans will be required at the time a building permit is submitted. While the slope is not severe, staff believes that this will help lessen the potential for grading problems between lots and to help mitigate surface water problems for new home owners.

The developer has submitted a soils report. This report was dated February 2014. The report indicated that ground water was not encountered to a depth of 11 feet.

The Union Pacific Railroad is located at the southwest corner of the subdivision. The developer has coordinated the subdivision development with UDOT who oversees the rail crossing at 4100 South. There were no safety issues and the subdivision was approved by UDOT.

RECOMMENDATION:

The Planning Commission approved this application

SUBMITTED BY:

Steve Lehman
Current Planning Manager