

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____

BUDGET OPENING REQ'D

ISSUE:

S-13-2015 – America First Federal Credit Union 4100 South Subdivision

SYNOPSIS:

Applicant: Anderson Wahlen & Associates
Proposal: Final Plat Approval
Location: 5600 West 4100 South
Zoning: RB

BACKGROUND:

Anderson Wahlen & Associates, representing America First Credit Union, is requesting final subdivision approval for a commercial subdivision in the RB Zone. The subject property is located on the northeast corner of 4100 South and 5600 West.

The commercial subdivision is being proposed to consolidate 5 individual parcels into 2 commercial lots. The newly formed lots would then be used for an America First Credit Union and an Auto Zone.

Lot 1 consists of 1.8 acres and is located at the corner of 4100 South 5600 West. Lot 2 consists of 1.05 acres and is located to the north of lot 1. As part of the subdivision plat, the right-of-way along 5600 West and 4100 South has been illustrated at the full width necessary for a future interchange resulting from the future Mountain View Corridor.

Access will be gained from both 4100 South and 5600 West. The 4100 South access will be located as far to the east of the intersection as possible. It will be a right-in/right-out access due to the configuration of the intersection. The access along 5600 West will be a shared access between the two properties.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager