

S-13-2015
America First Federal Credit Union 4100 South Subdivision
4100 South 5600 West
RB Zone
2 Lots
2.85 Acres

BACKGROUND

Jeff Randle, representing America First Credit Union, is requesting preliminary and 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.

ISSUES:

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. The Planning Commission will review these issues during the conditional use application.

Because this application is a commercial subdivision, staff and agency comments will be better addressed through the conditional use process. This application is simply to divide the multiple parcels into developable lots.

STAFF ALTERNATIVES:

1. Approve the America First Credit Union 4100 South Subdivision subject to a resolution of staff and agency comments.
2. Continue the application to address concerns raised during the Planning Commission hearing.

Applicant:

Jake Tate
2010 N Redwood Road

Discussion: Steve Lehman presented the application. Barbara Thomas stated that allowing vehicles to turn left onto 5600 W from the property seems unsafe. Steve replied that he will discuss this concern with the City's traffic engineer. Jack Matheson asked if the layout of the subdivision will allow access to the east if that property ever develops. Steve replied that the proposed layout will allow a potential connection to the east in the future. Harold Woodruff asked what the property to the east is zoned. Steve replied residential business. Jake Tate, representing the applicant, stated that the property only allows right in and right out onto 5600 W currently. He indicated that a median will also be installed in the future so left hand turns will be restricted.

Motion: Commissioner Winters moved for approval.

Commissioner Tupou seconded the motion.

Roll call vote:

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| Commissioner Fuller | Yes |
| Commissioner Matheson | Yes |
| Commissioner Meaders | Yes |
| Commissioner Tupou | Yes |
| Commissioner Winters | Yes |
| Commissioner Woodruff | Yes |
| Chairman Thomas | Yes |

Unanimous-S-13-2015- Approved