



MEMO

7/7/14

The preliminary plat for the River Meadows subdivision won't be coming back at this meeting. They are trying to iron out some details on the contract before they move forward. These are the items on the agenda for this week:

PUBLIC HEARING

A public hearing to receive comment concerning a request to rezone 4.24 acres of property located at 173 W 4000 S from Residential R-1 to Residential R-1a. (Applicant: Brian Rasmussen)

Discussion and consideration of a request to rezone 4.24 acres of property located at 173 W 4000 S from Residential R-1 to Residential R-1a. (Applicant: Brian Rasmussen)

- There is a possibility that this will be taken off the agenda by the time meeting gets here. There was a misunderstanding between the seller and the buyer about the buyer's intent with the property and what the seller gave them permission to do, so I'm trying to figure out if that has been resolved yet or not.
- R-1 is a 1 acre minimum with 200' frontage required. R-1a is ¾ acre minimum with 150' frontage required.
- The way the property is set up, at R-1, they can split the property and get one more house on the West portion of the property- there is already one house. The buyers have expressed interest in rezoning to R-1a which would allow them to get two homes on the property.
- There is the outside possibility of putting in a cul-de-sac on the property, but unless the existing home is torn down, I don't think they'll do anything beyond front the homes on 4000 South.
- If you look at the City's zoning map (I'll be sure to upload it with the other meeting materials) you can see that this area is already a mix of R-1, R-1a and R-2. From the perspective, this request is consistent with what is already there.
- Where the difference in number of homes is a matter of one or two, I don't have any problem with recommending to City Council that they approve this request. The intent for that area is to be low density residential and this request is consistent with that intent.

FINAL PLAT

Discussion and consideration of a final plat for Phase 3 of Maple View Estates (23 lots), a conservation residential subdivision located at approximately 1150 West 2800 South. (Applicant: Neighborhood Nonprofit Housing)

- This is the plat for the third and final phase of the Maple View subdivision. I'll upload the preliminary plat so you all can be reminded of how the overall plat is designed to look. This final plat for Phase 3 is consistent with the preliminary plat.
- Because this was developed as a conservation subdivision, the lot sizes are going to be smaller than what is normally required in a subdivision. However, if you'll remember the conservation subdivision ordinance, developers who choose to do this are given extra density in exchange for permanently set aside open space. This is why the lots are showing as .25 acres or so. The frontages are also allowed to be smaller than the standard 100' in a CRS so that is why some are showing up as less than 100'.
- My only comment is that there not be any named streets. Where possible, it is easier for emergency services, postal services and City services, if we can stick to the grid system. I recognize that this road bends around, but I believe it can still stay on the grid system.
- Beyond that, I have no issues with this plat and recommend it be passed on to City Council with a favorable recommendation.
- I am hopeful that I will have the engineer's review comments back this afternoon (that is what he has told me) but I am fairly certain any review comments will pertain to the construction drawings and not the plat. I will be sure to let you know as soon as I do if there are any that do in fact relate to the plat.

Have a good week- see you all on Wednesday!

Shari