



MEMO

8/7/14

Hi all-

The only item we have on the agenda for Wednesday is the River Meadows Subdivision preliminary plat.

When it came to you all previously for approval, the primary concerns were that 250 East was a cul-de-sac and not in line with the Transportation Master Plan, that 250 East needed to be a 60' r-o-w running North from the intersection of 3700 South and that any other engineer comments were complied with.

They did revise the configuration of 250 East so that there is room provided for it to go through at such time as adjoining development mandates expansion of the road. While it looks like it is a cul-de-sac, it is not. There are often places where a bulbout can be used to allow a developer to get the necessary frontage on a lot, which is what is being done in the case of Lots 3 and 4.

I have reviewed the plat and found the following:

- All lots meet the required 150' of frontage.

- As a side note, the frontage requirement is at the setback line, not where the lot meets the right-of-way.

- All lots meet the required minimum size of .75 acres

- 250 East has **not** been expanded out to a 60' r-o-w running north from the intersection of 3700 South and 250 East. I have brought this up with the project engineer. I am not certain whether the project applicant is going to challenge that decision to the City Council and request they allow only a 50' r-o-w. I haven't heard back yet from the engineer. Because this road is intended to go through and connect to other roads on the East side of Highway 165, I believe it needs to be the 60' r-o-w, as had previously been directed by the Commission.

- I would like to see the buildable area more clearly defined on Lots 1-4. The flood plain covers a large portion of those lots and should be accurately delineated on the preliminary plat. Those lots, while they are the appropriate size for the zone, have a much smaller buildable area. As of right now, the flood plan boundaries are not reflected. I am not as much concerned with that at preliminary plat stage- it would be nice, but I don't think it has a large effect on the configuration of the subdivision. It will, however, be required at final plat.

If the engineer can make the revision to the r-o-w width prior to the meeting and, assuming that it doesn't have a drastic effect on the size of the lots, then I am comfortable recommending this to the City Council for their review/approval.

I have not yet received the engineer's comments on the plat. I will be out of the office from tomorrow until Wednesday late afternoon/early evening. I am going to do my best to be back in time for the meeting. I will be available via email for questions on this tomorrow. If I get the engineers review comments back tomorrow, I will forward them on to you all. If not, then I will review them with you in the meeting.

Also, I know I emailed you all about this the other day, but just FYI- the proposed rezone on 4000 South which you all took under consideration at your last meeting is not going to go through. I'm not 100% certain on the details, but there were some things that came up during due diligence which caused the deal to fall apart.

Have a good weekend- see you all on Wednesday!

Shari