

Planning Commission Application Summary

Project Name: Redmond Place
Address: 12052 South 300 East
Current Zoning: RM1 (with a Development Agreement)
Hearing Date: September 11, 2014

Summary of Request

This is an application of a preliminary plat for a 34 lot subdivision on 9.02 acres.

Background

In November of 2013, a request to rezone the property to RM2 was denied by the City Council. If approved, the applicant would have been allowed to construct up to 108 multi-family units at a rate of 12 units per acre. Subsequently, Ivory Development requested the property be rezoned to RM1 along with a development agreement limiting the property to 34, single family lots. This request was granted in April of 2014.

General Plan and Zoning

The General Plan on the property calls for low/medium density residential. The zoning on the property is RM1 which is a multi-family residential designation, however the development agreement that was approved in conjunction with the zoning limited the property to single family development.

Analysis

The proposed plat would divide the property into 34 single-family lots. Two access points would come from 11950 South and one on 300 East. The streets are to be public, standard 60 foot width streets. There are several lots that reach the minimum 7,200 ft² while the largest lot in the subdivision is proposed to be 12,559 ft². The development agreement allowed the lots to go as low as 7,200 ft² but limited the density to 34 lots. A HOA would need to be formed to maintain the detention basin (listed as "Parcel A") and any fencing. A small strip of property along 11950 South will be dedicated and become part of that right-of-way.

Deviations (If applicable)

No deviations are being requested.

Staff Recommendation

Staff is recommending approval of the application based on the findings and subject to the conditions found in the attached staff report.