

Memo – Elk Ridge Meadows Subdivision Phase 6 Final Plat Approval

City of Elk Ridge, Utah
City Council Discussion and Decision
January 27, 2015

Regarding: Elk Ridge Meadows Subdivision Phase 6 Final Plat Approval

Phase 6 Subdivision Plat General Characteristics:

Zone: R-1-12,000- with PUD Overlay

Total Acreage: Overall: 6.56 acres

Phases 5-10 Density: Allowed Density 3.63 Units/Acre (Per Annexation Development Agreement); As proposed 2.60 Units/Acre

Background:

The Elk Ridge Meadows Subdivision Phases 5 – 10 Final Plat was approved by the Planning Commission on January 26, 2015. During the review of the Final Plat for Phase 6 the staff realized that it would be beneficial to allow the Developer to modify the phase and remove development off of 1600 West in exchange for lots on Silver Wolf Road so that the relocated Elk Ridge Drive is completed before 1,600 West is downgraded to a local street. This also benefits the utility connections and street access as there will be several intrusions into 1,600 West that will require temporary closure of the street that would best occur after traffic has been rerouted. These items have been addressed with the proposal of a revised phasing plan. Approval of the modified phasing will occur at a future City Council Meeting as there are other proposals for the park that will be addressed at the same time. The current approval of Phase 6 does not depend on the approval of the revised phasing.

Recommendation:

The staff and TRC have determined that the final plat meets the intent of the City's General Plan, Development Code and the Construction Standards. The Planning Commission has recommended forwarding the Elk Ridge Meadows Phase 6 Final Plat on to City Council for consideration. It is recommended that based upon the outcome of the City Council consideration, the Elk Ridge Meadows Phase 6 Final Plat be approved.

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