



Issue Paper

Item No. 3.6

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: FINAL PLAT SUBDIVISION, TREASURE ESTATES SUBDIVISION PHASE 2, 12000 SOUTH 1500 WEST, R-3 ZONE, 22 RESIDENTIAL LOTS, MARVIN HENDRICKSON, APPLICANT	Meeting Date: August 18, 2015	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Marvin Hendrickson has submitted an application requesting 9.4 acres located at approximately 12000 South 1500 West be subdivided. The property is zoned R-3 (Residential 14,000 square foot lots). Property to the north is zoned R-3 and RR-22 (Rural Residential ½ Acre Lots). To the west property is zoned R-3 and R-4 (Residential 10,000 square foot lots). To the south property is also zoned R-3. East of the property on the adjacent side of the canal property is zoned RR-22.</p> <p>The applicant is proposing to subdivide 9.4 acres into 22 single family residential lots larger than 14,000 square feet. Each new lot within the proposed subdivision does meet the minimum lot width, frontage and square footage requirements of the R-3 zoning ordinance. There are no animal rights associated with the R-3 zoning and no storm water management ponds in the proposed subdivision.</p>		
Recommendation: <p>On April 23, 2015, the Planning Commission voted to recommend APPROVAL of this final plat application.</p>		
Planning Commission Recommended Motion <p>“I move the City Council approve Application No. 13-1008, Treasure Estates Phase 2, located at 12000 South 1500 West, with the conditions outlined in the Staff Report.”</p>		