

Memo – Elk Ridge Meadows Subdivision Phase 7 Final Plat

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

Regarding: Discussion and Decision concerning the Elk Ridge Meadows Subdivision Phase 7 Final Plat

Zoning: R-1-12,000 PUD

Total Acreage: 10.69 Acres

Proposed Number of Lots: 23 residential

Density: 2.15 Units/Acre

Background:

Preliminary Plat Approved: July 9, 2013

Planning Commission Approved: October 22, 2015

The proposed final plat has been reviewed by the TRC and the changes suggested in the TRC have been addressed. There are a couple very minor outstanding items that need to be addressed prior to construction but should not affect the approval. Those items include:

- Approval from the Fire Chief of fire hydrant locations.
- The addition of two 8" pipe sleeves across Elk Ridge Drive at the North end of the round-about for any potential landscaping in the open space triangle.
- Notation that the trail will be constructed and landscaped with Phase 10 and markings showing clearly what improvements in the intersections where the trail and sidewalks converge will occur in Phase 7.

These items do not change the overall design of the proposed subdivision and thus should not affect the Planning Commission decision.

Recommendation:

Staff finds the Elk Ridge Meadows Phase 7 Final Plat Application as proposed complies with the requirements of the development code and the city construction standards. The staff recommends the approval of the Final Plat applications for Phase 7 contingent upon making the necessary modifications prior to submission of the three construction sets at the Pre-Construction meeting.

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