Memo – Crestview Subdivision (Senior Housing) Preliminary Application

City of Elk Ridge, Utah
City Council Discussion
April 12, 2016

Regarding: Discussion concerning the Crestview Subdivision (Senior Housing) Preliminary Application

Zoning: Underlying R-1-15,000 with the Senior Overlay Zone Approved December 9, 2008 (Parkview Corner Subdivision)

Total Acreage: 1.93 Acres

Number of Units Proposed: 8

Density: 4.5 Units/Acre

Background:

On March 15, 2016 the Developer submitted an application for a senior housing project located on a parcel bounded by Park Drive and Elk Ridge Drive. The proposed subdivision was to utilize the Senior Overlay Zone that was approved in 2008 for this parcel. In 2008 the Parkview Corner Subdivision was approved for development on the parcel in question. With the economic downturn the development was never constructed and the subdivision approval was allowed to lapse. The owner has since asked Dean Ingram to help him develop the parcel. Attached is a copy of the original senior housing concept approved by the City in 2008 (Exhibit A). Please note that the approved plat may be a little different than this but in general the key components for the discussion are the same.

It looks like the 2008 approval did not require any significant exceptions. In other words the code in place at the time allowed for type of tight development that was proposed. From 2008 to 2010 several changes were made to the Development Code that now make it hard for a somewhat similar proposal to pass without many exceptions.

Please see the attached drawing for the layout currently proposed (Exhibit B).

Some of the issues in the current code that are hurdles to approval of the currently or even previously proposed layout include the following:

- 10-12-41 Dwelling Size Requirements for Residential Zones

Zone	Minimum Lot Size	Rambler		Multi-Story	
		No Basement	With Basement	No Basement	With Basement

R-1-15,000	15,000 sf	1,800 sf	1,600 sf	2,200 sf	2,000 sf

The Senior Housing Overlay Zone is not defined as a PUD. As an overlay zone anything that is not specifically defined in the overlay zone falls back to the requirements of the underlying zone (10-11-D-6). In this case the minimum living area square footages must comply with the R-1-15,000 Zone.

- 10-11-D-7C Setbacks
  Setback from main private building lot:

Front setback	=	*25 feet to road right of way*
Side setback	=	*20 feet to neighboring building lot*
		30 feet to a neighboring development
		25 feet to road right of way (corner lot)
Rear setback	=	*30 feet*

  The lot lines for dwellings are located at the edge of foundation in the Senior Housing Overlay Zone.
- 10-11-D-7K. *Development Grades: Since the development is for senior living, road, driveway, and usable open space areas shall be designed with gradual slope. No road, driveway, sidewalk, or trail shall have a grade over six percent (6%).*
  This is a struggle anywhere on the hillside.
- 10-7A-5: *ACCESS: Each lot shall abut upon and have direct access to a city street.*
  Similar language or language supporting this requirement can be found throughout the development code but specifically in the following locations: 10-15-C-2C Dedication and 10-15F-3 Lots Abut on Public Street…..
  The Code does not allow for private streets. Furthermore While the language in sections of the code concerning driveways do not specifically state that a driveway can only serve one dwelling the combination of the codes stated above with the singular use of dwelling in the driveway requirements implies that a driveway cannot serve more than one dwelling.

Due to the limitations in the requirements above, on small parcels (which supposedly the senior overlay zone was envisioned to cater to) it is nearly impossible for a developer to realize the 4 units per acre density allowed by the Senior Housing Overlay Zone.

The developer has asked if he could bring his concept before City Council and Planning Commission as a discussion to determine the willingness to either grant exceptions or revise the code to allow for development of the property at the density allowed by the code before he spends a great deal of time and money moving forward to an uncertain fate.

Shay Stark, Planner

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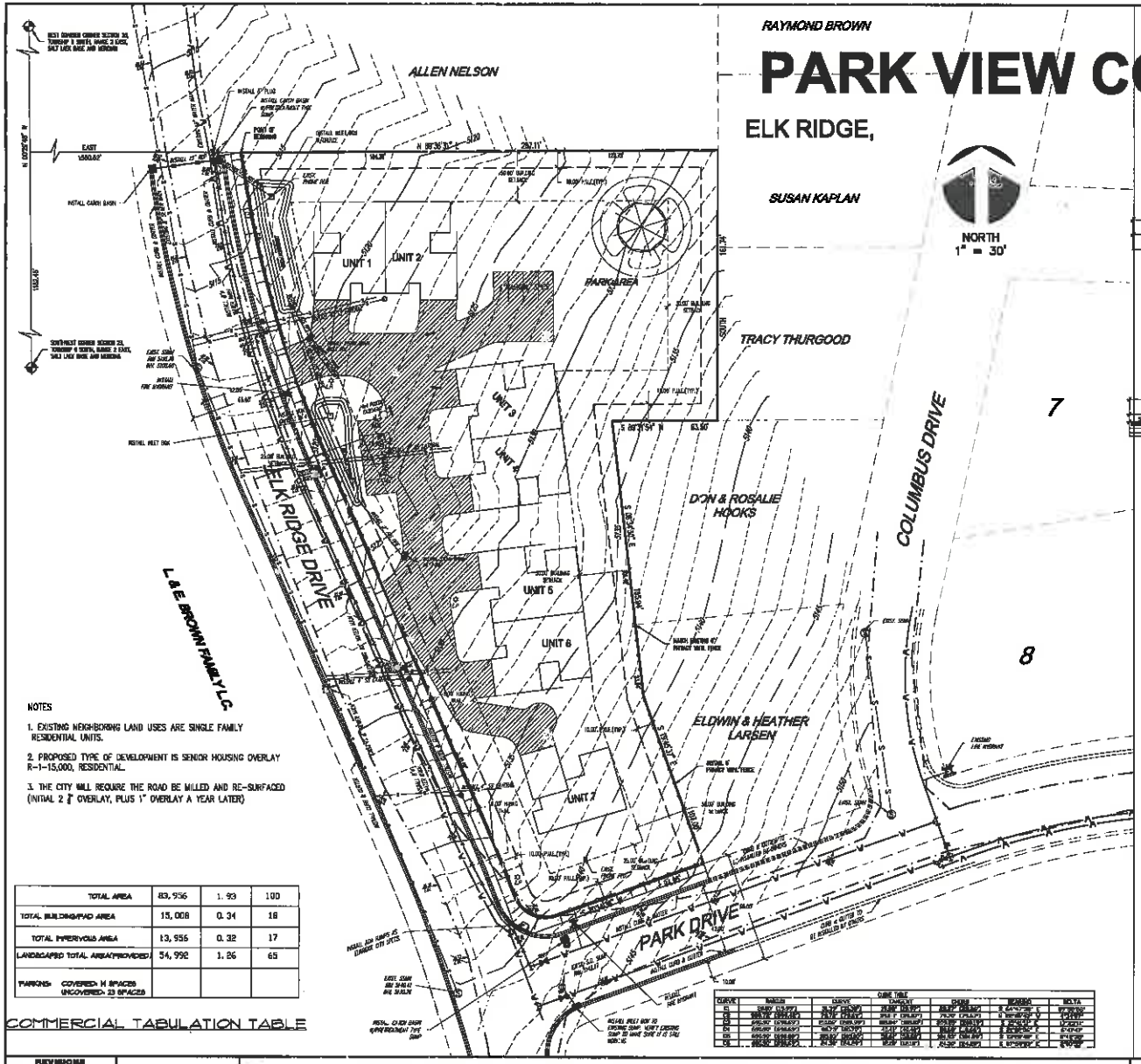
PARK VIEW CORNER

ELK RIDGE, UTAH



NOTES

1. EXISTING NEIGHBORING LAND USES ARE SINGLE FAMILY RESIDENTIAL UNITS.

2. PROPOSED TYPE OF DEVELOPMENT IS SENIOR HOUSING OVERLAY R-1-15,000, RESIDENTIAL.

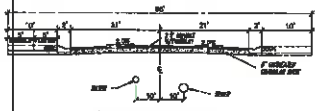
3. THE CITY WILL REQUIRE THE ROAD BE MILLED AND RE-SURFACED (INITIAL 2 ½" OVERLAY, PLUS 1" OVERLAY A YEAR LATER)

TOTAL AREA	83,956	1.93	100
TOTAL BUILDING/PAD AREA	15,008	0.34	18
TOTAL IMPERVIOUS AREA	13,956	0.32	17
LANDSCAPED TOTAL AREA(PROVIDED)	54,992	1.26	65
PARKING: COVERED: 14 SPACES UNCOVERED: 23 SPACES			

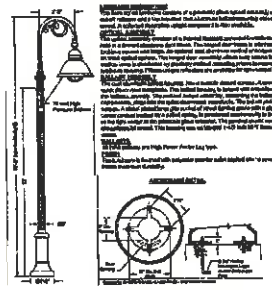
COMMERCIAL TABULATION TABLE

CURVE TABLE						
CURVE	RADIUS	CURVE	TANGENT	CHORD	BEARING	DELTA
C1	500.00' (500.00')	34.24' (34.24')	17.12' (17.12')	34.23' (34.23')	S 64°10'30" E	3°55'30"
C2	500.00' (500.00')	33.11' (33.11')	16.57' (16.57')	33.10' (33.10')	S 60°08'15" E	3°47'50"
C3	500.00' (500.00')	113.00' (109.00')	56.80' (54.80')	112.76' (108.81')	S 48°30'15" E	12°56'01"
C4	500.00' (500.00')	140.31' (140.31')	70.51' (70.51')	139.86' (139.86')	S 35°30'15" E	16°04'04"
C5	500.00' (500.00')	80.41' (80.41')	40.27' (40.27')	80.33' (80.33')	S 22°08'30" E	9°12'52"
C6	500.00' (500.00')	34.24' (34.24')	17.12' (17.12')	34.23' (34.23')	S 18°18'30" E	3°55'30"

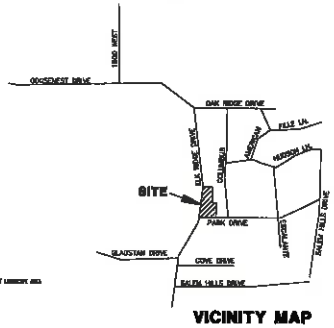
66' STREET CROSS SECTION
ELKRIDGE DRIVE



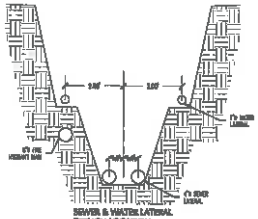
66' STREET CROSS SECTION
PARK DRIVE



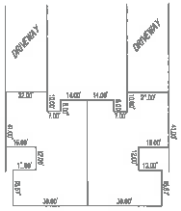
ELKRIDGE LIGHT PLAN



VICINITY MAP



SEWER & WATER LATERAL TRENCH LOCATION



TYPICAL BUILDING DETAIL

Specifications

LEGEND

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- WATER GATE VALVE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- STORM DRAIN SLAMP W/CURB INLET BOX
- STREET SIGN
- STOP SIGN
- CURB INLET BOX
- PROPOSED WATER METER
- PROPOSED 6' VINYL FENCE
- PROPOSED 3' SPLIT RAIL VINYL FENCE

DEVELOPER:

ERIC ALLEN
583 SOUTH 700 EAST
OREM, UTAH 84097
(801) 380-0744

ENGINEER:

DUDLEY AND ASSOCIATES
353 EAST 1200 SOUTH
OREM, UTAH 84058
(801) 224-1252

SITE DATA:

ZONE - SENIOR HOUSING OVERLAY R-1-15,000
SINGLE FAMILY RESIDENTIAL UNITS
TOTAL AREA: 1.93 ACRES
TOTAL UNITS: 5

SHEET 1 OF 1

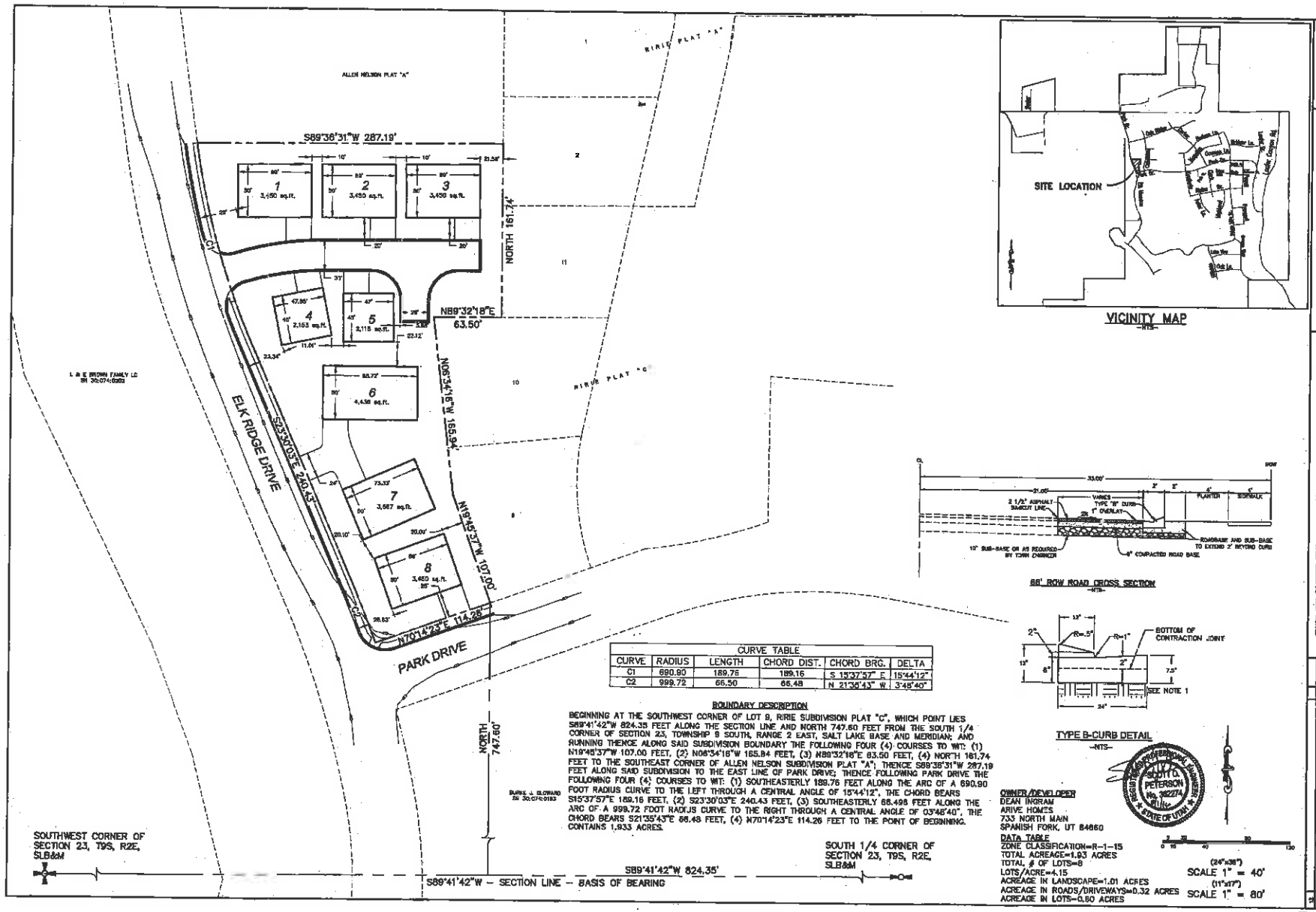
REVISIONS
3-11-08
3-27-08
4-28-08

DUDLEY & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
OREM, UTAH 801-224-1252

PARK VIEW CORNER
CONCEPT PLAN
ELKRIDGE, UTAH

DATE : 3-03-08
SCALE : 1"30'
DRAWN BY : J.S.W.
DWG NAME :
TRACING NO. : L-15185

Exhibit A.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	690.90	189.75	189.16	S 13°37'57" E	15°44'12"
C2	999.72	66.50	66.48	N 21°35'43" W	3°48'40"

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, RIRIE SUBDIVISION PLAT "C", WHICH POINT LIES S89°41'42"W 824.35 FEET ALONG THE SECTION LINE AND NORTH 747.60 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES TO WIT: (1) N19°45'37"W 107.00 FEET, (2) N06°34'16"W 165.84 FEET, (3) N89°32'18"E 63.50 FEET, (4) NORTH 161.74 FEET TO THE SOUTHEAST CORNER OF ALLEN NELSON SUBDIVISION PLAT "A"; THENCE S89°36'31"W 287.19 FEET ALONG SAID SUBDIVISION TO THE EAST LINE OF PARK DRIVE; THENCE FOLLOWING PARK DRIVE THE FOLLOWING FOUR (4) COURSES TO WIT: (1) SOUTHEASTERLY 189.75 FEET ALONG THE ARC OF A 690.90 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°44'12", THE CHORD BEARS S15°37'57"E 189.16 FEET, (2) S23°30'03"E 240.43 FEET, (3) SOUTHEASTERLY 66.498 FEET ALONG THE ARC OF A 999.72 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°48'40", THE CHORD BEARS S21°35'43"E 66.48 FEET, (4) N70°14'23"E 114.26 FEET TO THE POINT OF BEGINNING. CONTAINS 1.933 ACRES.

OWNER/DEVELOPER
DEAN INGRAM
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

DATA TABLE
ZONE CLASSIFICATION=R-1-15
TOTAL ACREAGE=1.93 ACRES
TOTAL # OF LOTS=8
LOTS/ACRE=4.15
ACREAGE IN LANDSCAPE=1.01 ACRES
ACREAGE IN ROADS/DRIVEWAYS=0.32 ACRES
ACREAGE IN LOTS=0.60 ACRES

Exhibit B.