



**Project #16-036
Rosehill Subdivision Phases 3 & 4
Located at 1400 West 1800 South**

REPORT SUMMARY...

Project Name: Rosehill Subdivision Phases 3 & 4
Proponent / Owner: Dan Larsen / Rosehill LLC
Project Address: 1400 West 1800 South
Request: 39 Lot Subdivision
Current Zoning: Mixed Residential (MR-9)
Type of Action: Quasi-Judicial
Hearing Date: August 11, 2016
Submitted By: Amber Pollan, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #16-036, Rosehill Subdivision Phases 3 & 4, in the Mixed Residential (MR-9) zone located at approximately 1400 West 1800 South, TIN#03-005-0047; -0051.

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential, 1800 South	<i>East:</i>	NR-6: Residential
<i>South:</i>	NR-6: Undeveloped Residential, agricultural uses	<i>West:</i>	NR-6: Residential and agricultural uses

Subdivision Proposal

The applicant is proposing to subdivide the property into 39 single-family residential lots developed in two (2) phases and a 3.68 acre open space. The project is intended to be a continuation of the Rosehill subdivision project that was started in 2002 as a planned unit development that included clustered housing to provide for preservation of wetland areas for passive open space and included a private neighborhood park. Phases 3 and 4 of the plat expired and the Land Development Code update in 2011 removed the allowances for planned unit developments. The applicant was granted a rezone of the property in June 2016 to MR-9. The applicant recorded an occupancy restriction on the property to develop only single family residences and with a maximum density of six (6) units per acre.

The proposed 39-lot subdivision is at 3 units per acre density and all lots meets the minimum 4,000 SF minimum lot size requirements in the Land Development Code (LDC) 17.15.080. The average lot size for the development is 5,187 SF. The lot frontages per street average between 46' and 68', which meet the requirement for a minimum average lot width of 40'.

Site Design

Setbacks

The Land Development (LDC) requirements for setbacks in the MR-9 zone are as follows (as measured from property lines):

Front: 15 feet
 Corner Side: 15 feet
 Side: 8 feet
 Rear: 10 feet
 Canal: 15 feet

As lots are developed, residences will be reviewed for setback compliance at the time a building permit is submitted. Staff recommends a front setback of 20' be required for garages on the site. In single family development where driveways lead to a private garage, staff has found the 20' setback allows for vehicles to park in the driveway without blocking the sidewalk.

Individual building permits will be reviewed for compliance with the maximum building coverage standards of 70% of the lot and for compliance with the variety requirements of LDC §17.14.020 for Front/Street Façade Variation.

Streetscape

The main cross-streets of the subdivision, 1900 South and 1395 West are shown as 60' local roads with a typical cross-section. The loop roads are proposed at a 43' right-of-way. A 43' cross section was used in Phases 1 and 2 on the loop roads. The cross section only included parkstrip and sidewalk on one-side of the street and parallel parking pull-outs were included to provide some street parking. Engineering and Planning staff has worked with the developer as they are interested in having consistency within the Rosehill Subdivision and staff's interest in providing for the needs and amenities a right-of-way provides. The 43' cross section was modified to include standard parkstrip and sidewalk on one side and an attached sidewalk on the other side. The asphalt area is slightly narrower than in Phase 1 and 2 but pull-outs and the garage setback will allow for guest parking

Street trees are required in the parkstrip and where there is not parkstrip, immediately behind the sidewalk on all roads in the subdivision.

Common Areas

Phase 1 and 2 included the construction of a private neighborhood park. The common open space on the south end of the development was called out as passive open space and included a trail network. Plans for the passive recreation area development and drainage easements should be provided for review by staff.

Connectivity

The project is laid out in mini-block configurations. The Phases connect to Phases 1 and 2 and there is a primary connection for the development to 1800 South. Phase 4 provides a stub street to the property to the west and Phase 2 has a stub to the east, providing for future connections.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

● Fire	● Engineering
● Environmental	● Water/Cross Connection
● Cache County Trails	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on July 28, 2016 and the Utah Public Meeting website on August 2, 2016. Public notices were mailed to all property owners within 300 feet of the project site on July 22, 2016.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. Thirty-nine (39) single-family residential lots and a common open space parcel are approved with this subdivision permit.

3. A note shall be included on any recorded plats that indicate the garage must be setback a minimum of 20'.
4. The final plat for the Phase shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
5. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
6. Street trees are required in the parkstrip and where there is not parkstrip, immediately behind the sidewalk on all roads in the subdivision at 30' on center (average) along the Park Avenue street frontage. Verify species with City Forrester prior to planting. Street trees are required at time of construction of sidewalks or may be bonded.
7. Lot line issues will be resolved with the Final Plat process to consolidate open space common areas and their development and maintenance plan provided for review by staff.
8. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Fire:
 - Place fire hydrants within 600 ft of all buildable area of all lots.
 - Roads shall meet Logan City Standards for width and grade.
 - b. Environmental:
 - Provide all weather turn around and/or access for collection trucks during construction phases.
 - c. Engineering:
 - Must comply with current storm water design standards (which became effective in March of 2016). This includes retaining onsite the 90th percent storm events and incorporation of Low Impact Design features for storm water.
 - Provide City with any outstanding water shares or in-leu of fee for indoor and outdoor usage.
 - Construct parking pullouts on 43' road cross sections per same requirements used in previous phases of the subdivision.
 - Provide a geotechnical report which identifies the California Bearing Ratio value at road subgrade. Provide recommended road structural section based on subgrade, subbase, and base course CBR values and estimated vehicle traffic.
 - City will install all necessary road signage (including signage needed at dead end road). The cost of all signage done by City will be billed to the developer.
 - d. Water/Cross Connection:
 - All water meter setters must have current approved check valves.
 - All landscape irrigation must have high hazard rated back flow assemblies installed and tested.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. The development provides for protection of sensitive areas and open space to residents.
4. Each lot is suitable for development within the MR-9 zone.
5. The subdivision allows for local roads to stub to adjacent properties to connect to future development.

6. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
7. The project meets the goals and objectives of the Logan General Plan.
8. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal Board Administrative Review

Date Received 07/11/2016	Received By Arollan	Receipt Number	Zone MR-9	Application Number PC 16-036
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Rosehill 3+4				
PROJECT ADDRESS 1825 S 1395 W Logan, UT 84321			COUNTY PLAT TAX ID # 03 - 005 - 0047 03 005 0051	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Dan Larsen			MAIN PHONE #	
MAILING ADDRESS 601 W 1700 S Ste A Logan, UT		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS dan@karchnerhomes.com				
PROPERTY OWNER OF RECORD (Must be listed) Rosehill, LLC			MAIN PHONE #	
MAILING ADDRESS 601 W 1700 S Ste A Logan UT		CITY Logan	STATE UT	ZIP 84321
EMAIL ADDRESS dan@karchnerhomes.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 39 lot subdivision in 2 phases			Total Lot Size (acres) 13.03	
			Size of Proposed New Building (square feet)	
			Number of Proposed New Units/Lots 39	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner 	

