

# Planning Commission Staff Report

September 22, 2016

## Item 5

**Applicant:** Don & Heidi

Bleggi

**Location:** 496 E 1200 N

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** No

**Zone:** RA-2

### Attachments:

1. Application materials.
2. Standard findings.
3. Sadey Subdivision Concept.
4. DRC Comments dated 8/17/16.

### REQUEST

Consideration of Preliminary Plat Approval for the Willow Pointe Plat “C” Subdivision consisting of one lot located in the (Residential-Agricultural) RA-2 zone.

### BACKGROUND AND PROJECT DESCRIPTION

The project site consists of a 1.72-acre parcel located in the RA-2 zone. The property is currently undeveloped, but does have curb, gutter and sidewalk improvements along 1200 North. The applicant also owns lot 4 of the Willow Pointe Plat “B” subdivision directly to the west of the subject parcel.

The applicant is proposing the following:

- Create a new 1/3-acre lot that would front on 1200 North;
- Adjust the eastern property boundary of the existing lot 4 of the Willow Pointe Plat “B” subdivision to accommodate the new lot; and
- The remaining 1.4 acres of undeveloped land would remain undeveloped until a future phase is proposed.

### EVALUATION

**General Plan and Zoning:** The general plan designation for this property is medium density residential, which is consistent with the RA-2 zone. The RA-2 zone requires a minimum lot size of 14,500 square feet (1/3 acre) with 100 feet of frontage on a city street. The project is consistent with the general plan designation and the RA-2 zoning standards.

**Subdivision Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

**Future Phase and Future Road:** In 2015, the Planning Commission approved the Sadey Plat “A” subdivision. This subdivision included the creation of a ½ acre lot that fronts on 1200 North and left a two-acre remainder parcel behind it. The applicants had submitted a concept plan showing how a road (500 East) could be built along the western property line that would provide access to future lots for both the Sadey subdivision and the Bleggi property (see attachment 3).

During the hearing for the Sadey subdivision, the Planning Commission discussed whether the future road should be constructed concurrently

with the single lot being proposed. The Commission determined that as long as there was sufficient property to construct a road in the future, that the applicants would not need to construct a portion of the road as part of the single lot subdivision.

The applicants for the subject one lot subdivision are also proposing to leave a strip of land that could accommodate a future 500 East road that would access the remainder parcel to the south. Staff is supportive of allowing the single lot subdivision without installing any of the road improvements for the future road for the following reasons:

- The extension of 500 East will likely be a dead end street and will only serve the future lots for both properties. There is no public circulation or connectivity benefit of the proposed road.
- If/when one or both of the properties are ready to develop additional lots, the two parties will need to work together to install the full improvements for the road.

**STAFF RECCOMENDATION**

Approve the subdivision with the attached special conditions.

**SPECIAL CONDITION**

1. The applicant shall address all outstanding items of the DRC comments dated 8/17/16 prior to plat recording.
2. Final Plat approval from the DRC must be obtained prior to plat recording.