

Planning Commission Staff Report

MEETING DATE: June 19, 2013

MEETING TYPE: Public Hearing



- PROJECT:** SD 13-002 Subdivision Amendment Little Willow Subdivision
- LOCATION:** 8562 Little Willow Circle
- REQUEST:** Amendment of Little Willow subdivision plat by subdividing lot 7
- OWNER(s):** Marcus Pinnock Trust P.O. Box 712258, Salt Lake City, Utah
- APPLICANT(s):** Joe Salisbury 801-870-1810

STAFF RECOMMENDATION: Approval of subdivision plat amendment 13-002 finding that:

1. The public nor any person will be materially injured by the Little Willow Subdivision amendment;
2. The application meets all portions of chapter 12.26 and R-1-8 ordinances;
3. There is good cause for the proposed subdivision amendment.

With the following conditions:

1. That the applicant work with staff on all technical corrections to the recording document(s);
2. Including all items of the staff report.

PROPOSAL

The applicant is proposing to subdivide lot 7 of the Little Willow subdivision thus amending the Little Willow subdivision plat.

BACKGROUND

Context

Little Willow subdivision was recorded in 1983 and contains 13 lots. All lots have been developed with the exception of lot 7. Lot 7 is .68 acres in area. The applicant is proposing to subdivide lot 7 into two lots one being .24 acres in area and the other being .37 acres.

Notice

Property owners in the Little Willow subdivision were mailed notices and consent to amend forms. Neighbor notices were mailed as required by ordinance.

Zoning

The property located at 8562 South Little Willow Circle in the R-1-8 zone. The ordinance states:

“The purpose of the R-1-8 zone is to allow for the establishment of single- family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.”

The applicant’s intention is to construct two single family homes on two lots. The lots will be 10,869 square feet and 16,216 square feet respectively and meet the area and lot frontage requirements of the R-1-8 zone. The new homes will also be required to meet all setback and lot coverage restrictions of the zone.

Adjacent Zoning:

- North: R-1-8 single family
- South: R-1-8 single family
- East: R-2-8 Multi-Family Residential
- West: R-1 -8 single family

General Plan

The General Plan States: “Adopt a future land use map that reflects the needs of the community and guides future growth/development, including support of thriving development within existing zoning categories.”

The application is in harmony with the goals of the General Plan pertaining to land use type and density.

Buildings, site plan and landscaping

The proposed subdivision is included in this report. At this time a site plan for the homes has not been drawn.

Curb, gutter, sidewalk and driveway

Curb, gutter and sidewalk will be installed as required by city standards and ordinances.

Storm Drain Water, Utilities

Storm Drain water will be contained on the individual lots. Utilities are available and will be installed as required by the respective provider and according to city standards.

Fire safety

The nearest fire hydrant is 300 feet to the north. A hydrant will be required to be installed between the new homes or the homes will be required to be completely fire sprinkled. With the installation of the fire hydrant or suppression the Fire Marshall has reviewed the plans and found it in compliance with UFA standards.

Easements

There is a water line easement at the west end of both lots. Permanent structures will not be allowed to be constructed over the easement. An aerial of the easement is included.

Building Heights

The maximum building height allowed in the R-1-8 zone is 35 feet.

Pertinent Information:

- Front Setback Required: 25 feet
- Side Yard Setback Required: Total of 20 feet with no less than 8 feet
- Rear Yard Setback: 20 feet
- Lot area required: 8000 square feet
- Parking required: two spaces per home

Attachments

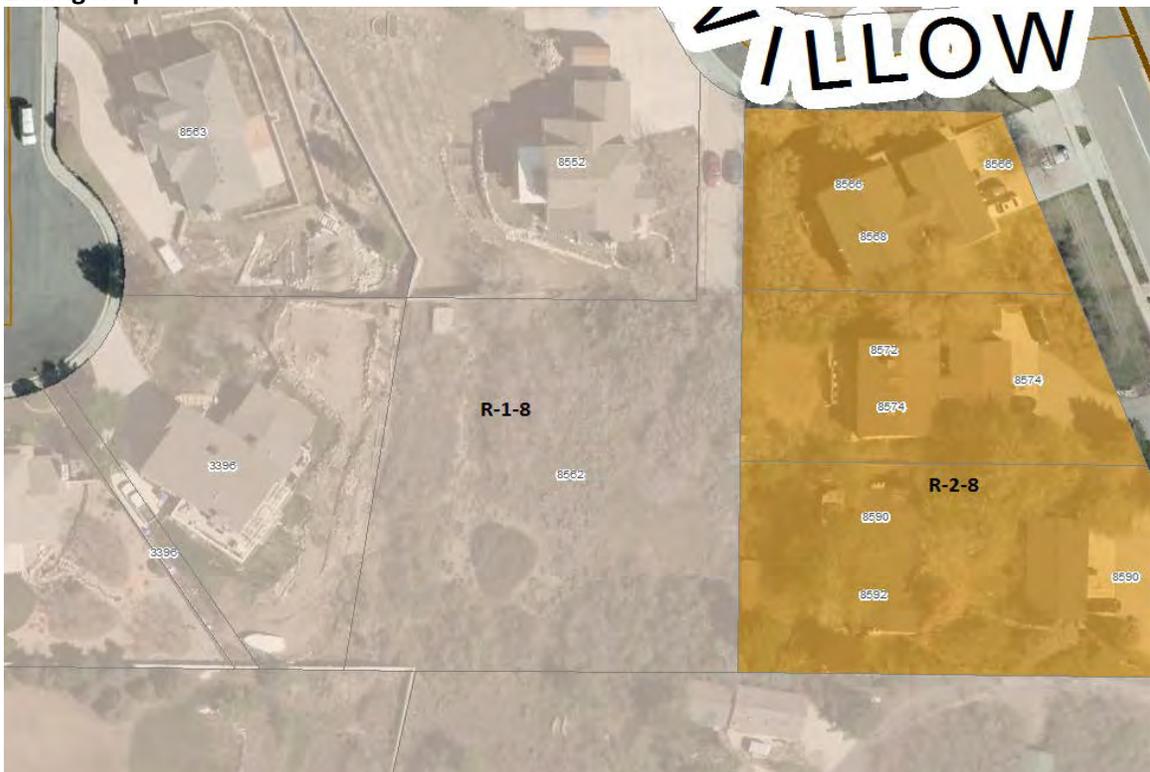
1. Context aerial
2. Land Use
3. Zoning Map
4. Easement
5. Site Plan
6. Original Little Willow plat

Staff: Larry Gardner
Planning Department
801-944-7065

Land Use – Low Density residential

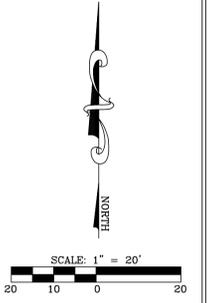


Zoning Map



Water line easement





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LITTLE WILLOW
COTTONWOOD HEIGHTS, UTAH
CONCEPT

REVISIONS	
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LEI PROJECT #: **2012-0016**
DRAWN BY: **CJP**
CHECKED BY: **XXX**
SCALE: **1" = 20'**
DATE: **4/9/2012**

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