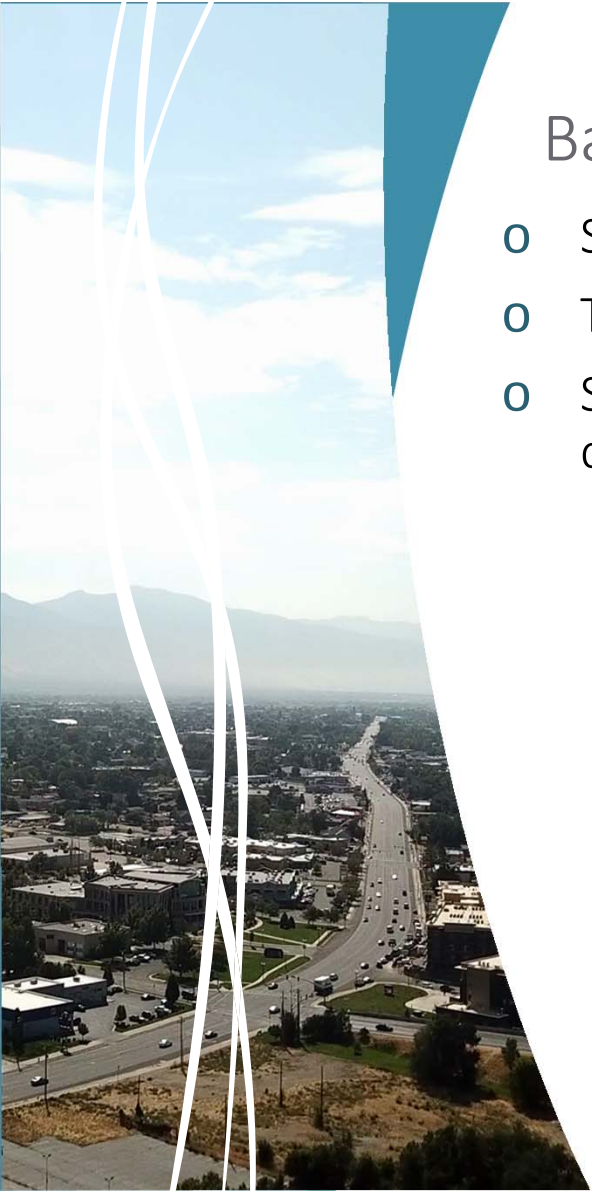




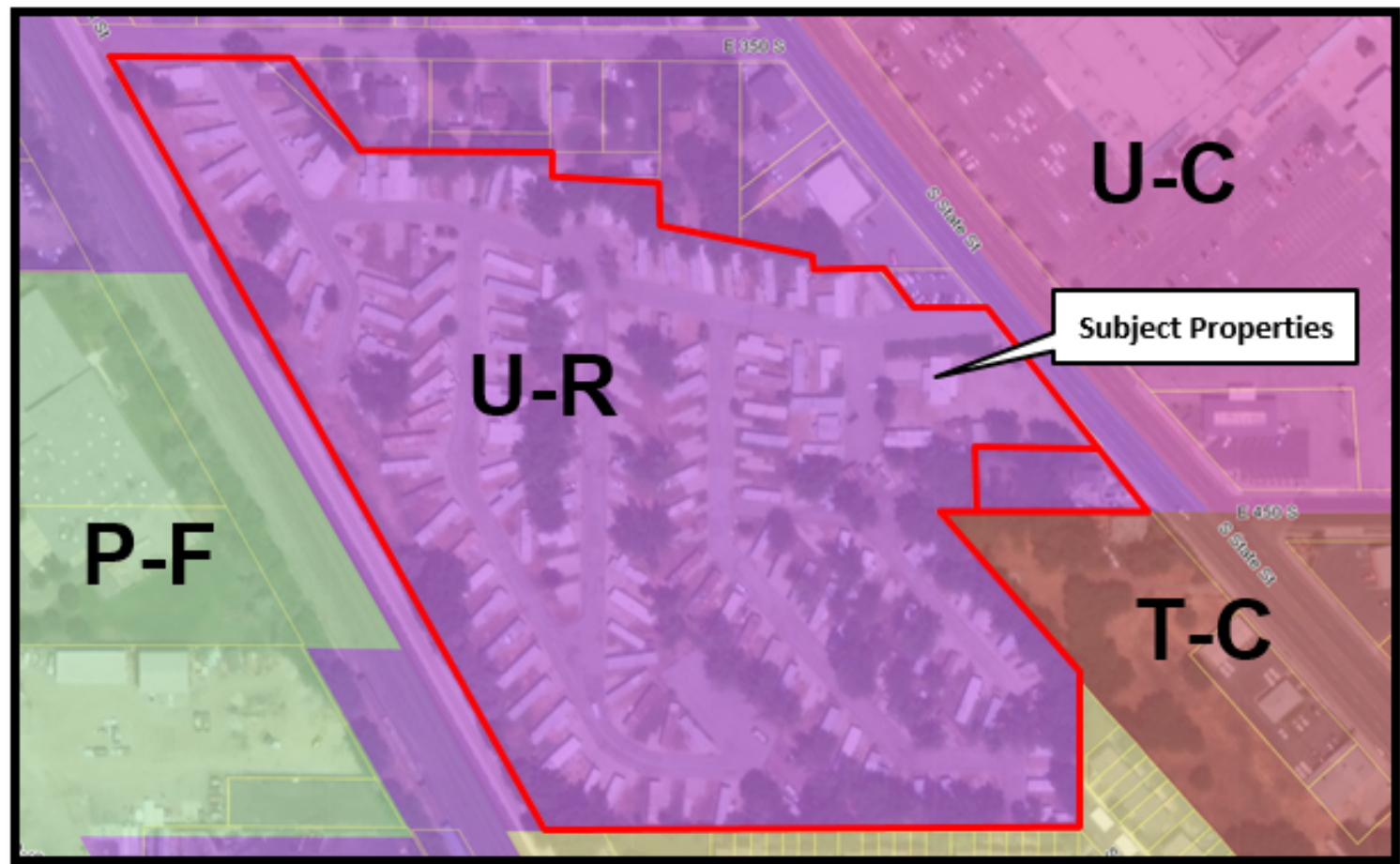
LOTUS MARQ SUBDIVISION
Preliminary Subdivision Plat, PSP 2020-030028
& Final Subdivision Plat, FSP 2020-030028



Background Information

- Site Plan approval granted April 1, 2020.
- Two apartment buildings (210 units) and 33 townhomes.
- Subdivision plat includes 3 Lots, 2 Parcels, and roadway dedications.

Aerial Image & Zoning









Staff Recommendation – Preliminary & Final Subdivision Plat

Staff recommends that the Planning Commission **approve as conditioned** the preliminary subdivision plat **PSP 2020-050019**, and forward a **recommendation of approval for FSP 2020-050019 as conditioned** to the City Council. This recommendation is for the proposed 3-Lot subdivision and road dedications for properties located at 442 & 448 S. State Street (TIN: 12-003-0108 & 12-003-0109). This recommendation is based on the discussion and findings in the Staff Report and is subject to the following conditions of approval:

- 1) The plat and development plans shall be revised to address Clearfield City Engineering requirements prior to obtaining final approval and signatures on the subdivision plat for recording.
- 2) The subdivision design shall incorporate the comments and requirements of the North Davis Fire District.
- 3) The applicant is responsible for the replacement or repair of deteriorated, damaged or missing surface improvements surrounding the perimeter of the subdivision. This includes, but is not limited to curb and gutter, sidewalk, landscaping park strip improvements, driveways, etc.
- 4) Future development of these properties shall comply with the development standards outlined in the Downtown Form Based Code.
- 5) An Escrow agreement will be subject to approval by the City Engineer and City Attorney and an escrow account shall be established prior to obtaining any permits being issued for the properties or plat being recorded. Installation of required improvements or an escrow account shall be established prior to recordation of the Final Plat as outlined in Clearfield City Code 12-4-6.