



EAGLE MOUNTAIN CITY
City Council Staff Report

JULY 16, 2013

Project: **Porters Crossing Town Center Church – Final Plat**
Applicant: Trevor Hull
Request: Final Plat Approval
Type of Action: Action Item; Consent Agenda
PC Recommendation: Approval with Conditions 3-0 (2 absent)

PROPOSAL

This proposed plat consists of a 3.325-acre lot and Porters Crossing road, extending from the end of the Porters Crossing Town Center subdivision to the northern end of this property. This lot is intended to be used for a church site. This subdivision is part of the approved Porters Crossing Town Center Master Development Plan. A master development agreement, however, has not yet been approved, finalizing the zoning for the property. Modifications to the plan and agreement are being drafted, and the Council will see these in an upcoming meeting in the near future. Whether the property is zoned agricultural or residential, a conditional use permit and site plan are required for the church development.

Surrounding properties

North, West – Vacant property to be platted for residential development as part of the Porters Crossing Town Center Master Development Plan.

East, South – Vacant property planned for commercial or office development.

Roads

The developer will construct the full width of Porters Crossing road, minus the eastern park strip and sidewalk, for the length of this dedication (72,668 square feet). This is above and beyond the City's requirements. The developer feels that the completion of this road will be a great benefit to the development of the overall project. Porters Crossing, as a minor collector road, is a 77-foot right-of-way.

Easements

The plat will require a 10-foot public utility easement along the front of the lot, and a 5-foot easement around the sides and back. An easement or property dedication will be required for the detention basin and storm drain pipe that runs to the basin. If an easement is provided and recorded, the property shall be dedicated to the City in the future along with the development of the adjacent areas.

Open Space

No open space is required with a commercial or institutional subdivision plat. The landscaping in the park strip adjacent to the lot will be approved along with the site plan for the church. The detention basin will be improved with native seed.

Water Rights

Water rights are required prior to receiving a building permit for this project. The developer does not need to provide water rights to the City at this time.

Utilities

The power circuit in this area has reached capacity. No building permit will be permitted until the Porter's Crossing electrical circuit has been extended and upgraded. The City is installing additional

infrastructure in this area, and it is likely that this work will be complete prior to the church's timeline for beginning construction, if they are planning on completing the church during this calendar year. The applicant is also working with the Fire Marshal and our Public Works Director to design the utilities to the appropriate sizes and specifications.

RECOMMENDATION SECTION

The following are the current recommended conditions of approval for the Porters Crossing Church Lot Preliminary and Final Plat:

- 1) 5-foot public utility easement shall be added around the sides and rear property lines.
- 2) An easement or property dedication shall be required for the detention basin and storm drain pipe to the basin. If an easement, the property shall be dedicated to the City along with future adjacent development.
- 3) Soils report required.
- 4) Signed and dated certificate of consent in which all mortgagors, lien holders, and other parties with any real property interest, including the holder of mineral rights, in the property consent to its subdivision.
- 5) Modify plans to include two water line stubs into the site for fire hydrants.
- 6) Modify plans to meet all DRC comments.

ATTACHMENTS:

- Proposed Final Plat & construction plans