



Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: November 10th, 2021

Meeting Date: November 18th, 2021

Title: Francis Cove

Type of Item: Planned Development Overlay Zone Map Amendment

Executive Summary:

Terri Richins (owner) and Dave Robinson (developer) have applied for the Planned Development (PD) overlay zone for parcels FT-13-E-2 and FT-16-E-1, located at 285 East 2200 South, for a 2.67-acre development known as Francis Cove. A zone change to Residential Cottage zoning (R-C) was previously approved. A subdivision application for this property was also submitted but has since expired.

City Code was amended in June to add the Planned Development overlay. "The purpose of the PD overlay is to encourage high-quality, innovative, and creative development in the City. It allows for flexibility in the consideration and approval of development plans, which serve public interests more fully than development permitted under conventional zoning regulations."

City Code:

18.59 Planned Development Overlay Zone

18.40 R-C Residential Cottage Zone

18.100 Off-Street Parking

Review:

Concept Plan – Density, Layout, Parking

Eleven (11) single-family lots are proposed. The total area of the two parcels is 2.67 acres, however the property line currently extends to the center of the road. The property line will need to be adjusted outside of the right-of-way when the development is platted. This will reduce the development by approximately 0.3 acres. The PD overlay allows for clustered, smaller lot sizes provided total density does not exceed the density permitted by the underlying zone. The minimum lot size in the R-C zone is 7,000 square feet. A maximum of 14 lots are allowed on 2.37 acres. The concept plan meets the density requirements.

The homes at Francis Cove are alley-fed and face a common open space area and not a road. This varies from traditional subdivision platting in Francis. Variances would need to be approved for this layout to be feasible.

City Code requires 3 parking stalls per residential unit. Francis Cove has a unique design where homebuyers will have flexibility in selecting garage space to best fit their needs and budget. Each home will have 4-6 parking stalls. On-street guest parking is planned along SR 35.

Architectural Design

Architectural drawings were submitted by the developer so the Planning Commission can determine if the developer has “effectively incorporated the architectural heritage and history of the valley into the development design”. The developer is planning a contemporary farmhouse design with a metal roof and either Hardie board or metal siding.

Objectives

Written narratives and diagrams were submitted as evidence that this development has the potential to achieve the objectives listed in 18.59.020. The Planning Commission should review this section of code and the evidence submitted by the developer to determine if objectives of the PD zone will be met.

Variances

The applicant has requested three variances with this application. “Variances as part of a PD may be approved by the City Council after receiving a Planning Commission recommendation, provided that such variations are explicitly noted in the ordinance granting approval and provided that the applicant demonstrates: 1) Any proposed project which includes a variation is the result of a substantial amount of advanced planning, 2) Any adverse conditions which may result from the variation will be mitigated, 3) Any variation for private streets or alleys at a minimum complies with Section 503 and Appendix D of the International Fire Code, and 4) The variation will result in a substantial benefit not only to persons who live or work within the project, but also to Francis City and its residents generally.” The applicant has requested the following variances:

- Reduced frontage to 38 feet on an alley
- Reduced road width to a 20-foot alley
- Reduced setbacks, 5 feet on sides, front and rear may also need to be reduced based on non-traditional orientation of homes

The Planning Commission should review the written narrative describing these variances and determine if the applicant has demonstrated the above conditions for variances have been met.

Development Agreement

A draft of the Development Agreement was submitted with the application. Staff is reviewing this document to determine if the terms required by City Code Section 18.59.030 #3 have been met.

Staff Recommendation:

Review the written narratives and diagrams submitted with the application. Decide if the evidence submitted sufficiently meets the objectives of the PD zone overlay. Also review the architectural design of the homes and decide whether or not this design meets the intent of code. Finally, review the variances and decide if they should be permitted. Table this item if more information or changes are needed. If the provided information is satisfactory, forward this item to City Council with a positive recommendation.

Community Review:

A public hearing is required for this item. Adequate notice of the public hearing was given.

Francis Cove – Planned Development Application

Background

Francis Cove is located at 285 E. 2200 South. It is 2.76 acres and a previous application has expired.

A zone change to RC - Residential Cottage was approved in April 2020. According to Francis City code, the Cottage zone is “characterized by attractively landscaped single-family residential lots, cottage-type homes, and open space” and allows for medium-density lots 7,000 square feet and larger.

On June 10, 2021, Francis City Council passed the Planned Development Overlay Zone (PD) 18.59.010. The purpose of the PD is ***“to encourage high quality, innovative, and creative development in the City. It allows for flexibility in the consideration and approval of development plans, which serve public interests more fully than development permitted under conventional zoning regulations. A Planned Development is not a means to skirt the rules. Instead, its function is to elevate and encourage better design, better use of land, and improved engagement with the Planning Commission. The City shall only use this overlay when it is clearly demonstrated that in doing so the existing residents of Francis City will derive substantial benefit”***.

Conditions

This application for Francis Cove complies with the “Residential Cottage” zone while utilizing the standards of the PD Overlay Zone. Specifically, Francis Cove:

- 1. Implements the City’s vision for current and future growth, furthering the goals and objectives of the Francis City General Plan.** In particular, the proposed semi-custom homes are “to house existing residents and more particularly their children as they grow up and move out of their parent’s homes.” (See Francis General Plan page 30)
- 2. Encourages efficient use of land and resources, preserving and protecting to the greatest extent possible, open spaces and natural lands, the existing landscape features and view corridors, and historical structures.** Great care and detail have gone toward efficient use of land and maximizing open space for the residents at Francis Cove. The common open space that each home faces are almost 1/4 acre and provide a strong sense of community, awareness, and safety. The home’s private and intimate backyards provide quality and cozy entertainment space for family and friends.
- 3. Promotes greater efficiency in public and utility services, clustering dwelling units.** The orderly layout of the homes allows for a straightforward approach with all utilities.
- 4. Encourages innovative planning and development that achieves exceptional sustainability performance with regards to resource consumption, sustainable materials, and the impact on natural systems.** Francis Cove is designed as a mostly maintenance-free

community. The home's exteriors, including the roof, are metal with a 100 year or so life expectancy. The high-quality custom windows, home insulation, and heating and cooling systems maximize energy efficiency. In addition, each home is wired for solar panels. The landscaping is designed around native, water-wise plants and grasses on a drip system, which greatly reduces water consumption.

5. Fosters an improved sense of community, providing for adequate, well-located, and well-designed open space and community facilities. See item 2 which states, "Great care and detail have gone toward efficient use of land and maximizing open space for the residents at Francis Cove. The common open space that each home faces provide a strong sense of community, awareness, and safety. The side yard and intimate backyard provide private space for family and friends".

6. Providing for a planned, integrated, and comprehensive transportation system for pedestrian and vehicular traffic, which may include provisions for roads, trails, bicycle, or equestrian paths. Pedestrian and vehicular traffic are separated at Francis Cove. All homes are alley-fed, while each home faces a well-designed, pedestrian-friendly paseo. The paseo offers a safe environment for walking and gathering. The orientation of the homes provides a natural, built-in feature, for parents to conveniently monitor from within their home, their children playing outside. The paseo is designed to easily connect in the future, to the property to the north if there is interest from the neighboring landowner(s), and or Francis City.

Density

According to 18.59.040 of the PD ordinance, 1. Density, ***"Reduced lot areas shall be a permitted use in a Planned Development provided total density does not exceed the density permitted by the underlying zone in which the development is situated. Total density shall be calculated as total square footage of the subject property divided by the minimum lot requirement. Private roads and alleys are not deducted from the total square footage"***.

The Residential Cottage Zone, while utilizing the PD ordinance, allows for an overall density of 6 lots per acre. Francis Cove has chosen design over density and is proposing 11 single-family lots on its 2.76 acres.

Unique Features

Francis Cove offers multiple custom features to best meet the needs of its new homebuyers. For example, Francis Cove offers an attached 2-car garage, a 2-car garage with flex space over the garage, a 3-car garage, a 3-car garage with flex space over the garage, a 3-car garage with RV parking and flex space, and a concrete parking pad, designed and engineered for future construction due to one's current budget limits or needs.

In addition, Francis Cove is submitted in 2 phases to allow the developer and builder the ability to test the market and see which home and design options buyers desire.

Parking

Francis Cove exceeds the parking requirement for each home with effortlessly designed 2 or 3-car garages. In addition, the distance from the garage to the alley provides room for 2 or 3-car parking outside of the garage for a total of 4-6 parking spaces per home. On-street (guest) parking is provided on Hwy 35 (Main Village Way).

Private Streets/Alley

According to 18.59.050 Development Standard Variations, 3, ***“Any variation for private streets or alleys at a minimum complies with Section 503 and Appendix D of the International Fire Code and the South Summit Fire District requirements”***. The 20' alley within Francis Cove is in strict adherence with the International Fire Code and will be posted NO PARKING.

Architectural Design

According to 18.59.060 Architectural Review and Standards, ***“Proposed developments shall undergo an architectural review by the Planning Commission. The review will determine if the developer has effectively incorporated the architectural heritage and history of the valley into the development design”***.

The homes at Francis Cove are a contemporary farmhouse design, pitched roof, and two stories above ground. It is anticipated that the materials and design will be well received by Francis City Planning Commission, its City Council, and its residents.

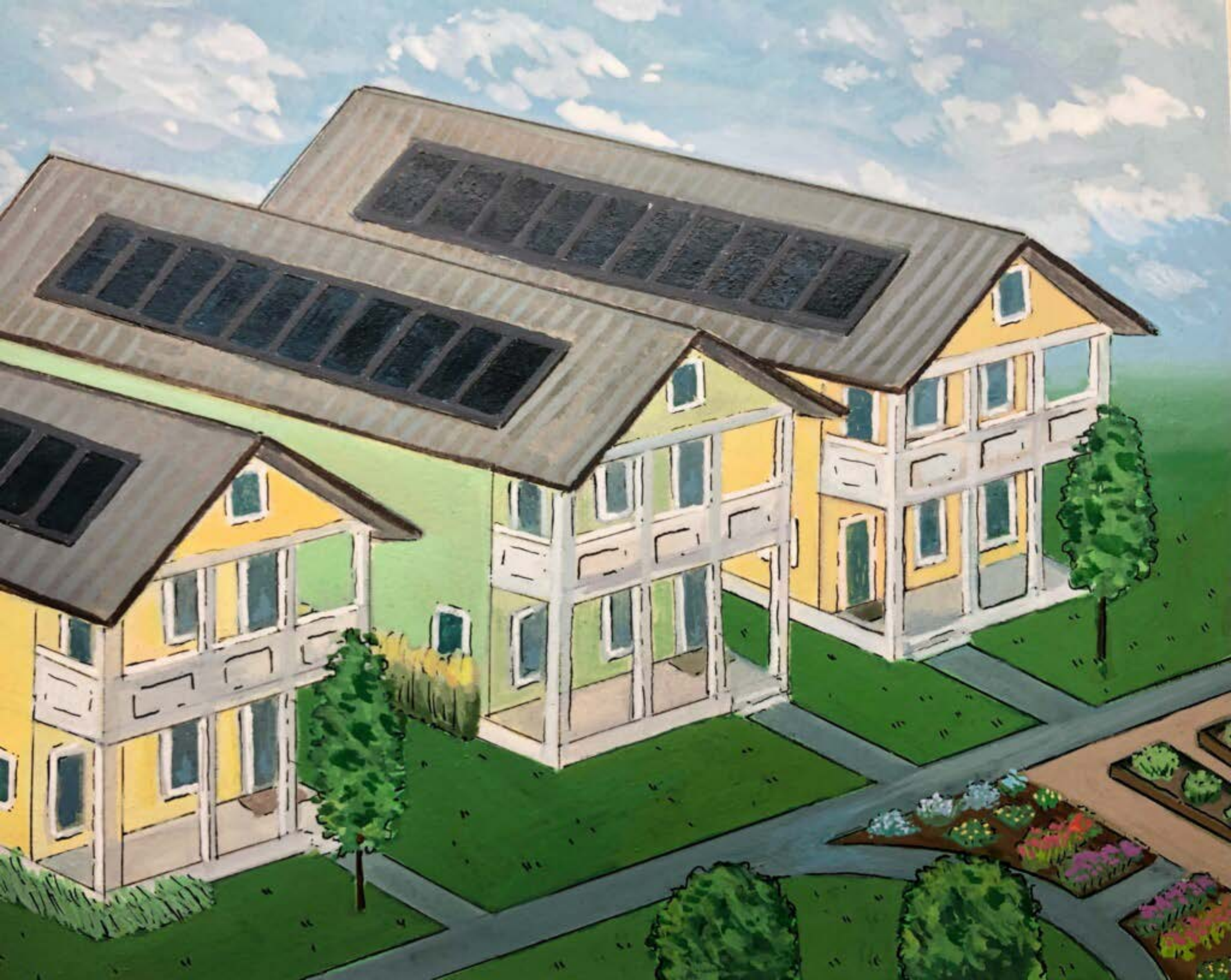
Variances

- **Reduced frontage** (R-C code requires 70 ft). The proposed lots range from 57' to 38' in width. These dimensions reflect the shape of the property which is conducive for longer, more narrow lots. Without applying the Planned Development Ordinance, we are left with 70' wide lots and the same length which greatly increases the improvement costs; sewer, water, alley, etc. This of course greatly increases the final purchase price for each home, its upkeep, water usage, etc., moving us further and further away from offering quality, workforce, mostly maintenance-free, single-family homes.
- **20' alley** (City Code requires Right-of-way to be 60'). The 20' alley at Francis Cove is in strict compliance with "Section 503 and Appendix D of the International Fire Code" and is appropriate for alley-fed planned developments. Per the IFC, the alley will be posted as "No Parking" along the alley. In addition to the 20' alley, an additional 5' is provided to the outside property line and additional length is provided to the 2 or 3 car garages, thus allowing adequate turning radius for standard and recreation vehicles. The northwest and northeast corners provide storage capacity for snow piling during the winter months.
- **Reduced setbacks** (R-C code requires 25' in front (or 55' from center of ROW, whichever is greater), 10' sides, and 20' rear). The homes at Francis Cove face a common open space, not a city or private street. The distance from home to home is approximately 50', thus mostly providing the 25' to the centerline. The 10' minimum side yard dimensions between each home are in strict compliance

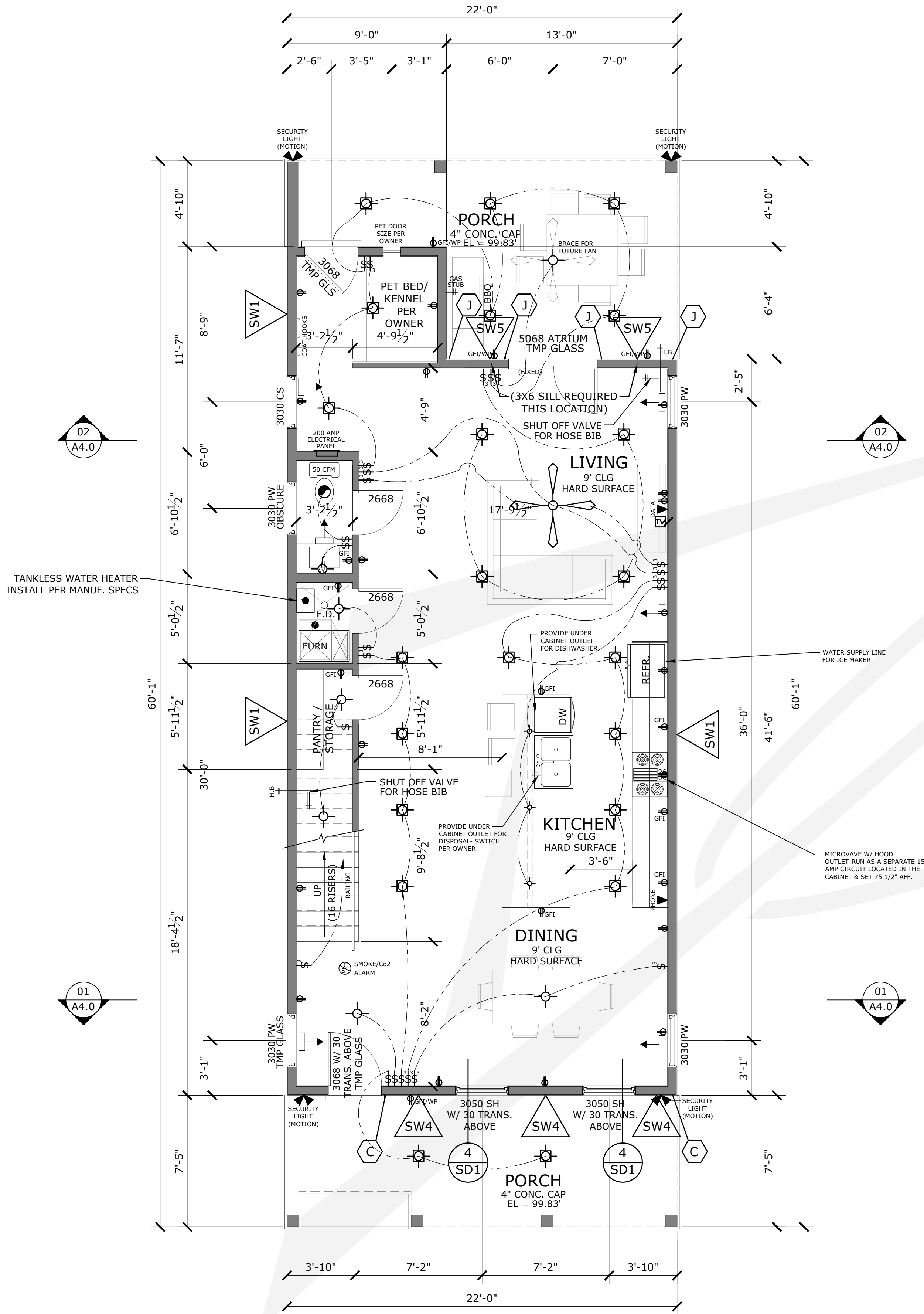
with building and fire codes. The codes require a minimum of 5' to the property line, providing a minimum of 10' between homes. Alley-fed homes do not have open back yards to the rear property lines. However, a 20' alley, 5' setback to the outside property line, and an additional 15' plus to the garage, provides approximately 40' to the garage, exceeding the 20' rear setback.

Summary

Barry and Terri Richins, the landowners and applicants for Francis Cove are very excited to participate with Francis City on this application and development. The Richins have chosen great design, patience, sustainability, and what's best for the community over a rapid-fire application. Francis City's willingness to work together, draft, analyze, and approve the Planned Development Overlay Zone is a great benefit to the City and its residents. The Richins believe Francis Cove reflects the intent of the PD zone and offers needed housing options to the residents and future residents of Francis City.







FIRST FLOOR PLAN 970 SQ. FEET
SCALE 1/8" = 1'-0" (11 X 17 PAPER) OR
1/4" = 1'-0" (22 X 34 PAPER)

SHEAR WALL SCHEDULE						
SHEAR WALL MARK	APA RATED 24/16 EXPOSURE I SHEATHING	FASTENER OPTIONS (EDGE/FIELD)				
		7/16" CROWN X 1 1/2" LGA STAPLES	Ø13" x 2 1/2" NAILS	Ø13" x 2 1/2" NAILS	Ø13" x 2 1/2" NAILS	NOTES
SW1	1/16" OSB ONE SIDE ONLY	3.5"/6"	4"/8"	6"/12"	6"/12"	1-3
SW2		2.5"/6"	3"/8"	4"/12"	4"/12"	1-3
SW3		1.75"/6"	2"/8"	3"/12"	3"/12"	1-4
SW4	1/16" OSB BOTH SIDES	3"/6"	3.5"/8"	4"/12"	4"/12"	1-3, 5
SW5		1.75"/6"	2"/8"	3"/12"	3"/12"	1-4

NOTES:

1. PROVIDE 3/8" DISTANCE TO PANEL EDGE AND FRAMING MEMBER EDGE.
2. STAPLES SHALL BE INSTALLED WITH CROWN PARALLEL TO THE LONG DIMENSION OF THE FRAMING MEMBERS.
3. SOLID BLOCK ALL PANEL EDGES. BLOCKING SHALL BE 3" NOMINAL OR THICKER AT ABUTTING PANEL EDGES FOR SW3, SW4 AND SW5.
4. USE 3" NOMINAL MEMBERS AT ABUTTING PANEL EDGES ON SW3 AND SW5. (DOUBLE 2x MEMBERS FACE NAILED w/ 16d AT 4" OC STAGGERED MAY BE SUBSTITUTED FOR SINGLE 3x.)
5. USE 3" NOMINAL MEMBERS AT ABUTTING PANEL EDGES ON SW4 OR OFFSET PANEL EDGES ON OPPOSITE SIDE OF WALL. (DOUBLE 2x MEMBERS FACE NAILED w/ 16d AT 4" OC STAGGERED MAY BE SUBSTITUTED FOR SINGLE 3x.)
6. LISTED NAIL LENGTHS ARE MINIMUMS. LENGTHS UP TO 3.0" ARE ACCEPTABLE.
7. ALL SHEAR WALLS MAY NOT BE USED. SEE SHEAR WALL PLANS FOR REQUIRED WALLS.

HOLDOWN & STRAP SCHEDULE		
MARK	ANCHOR	NOTES (1, 2)
A	L8THD8(RJ)	3
B	8THD10(RJ)	3
C	8THD14(RJ)	3

NOTES:

1. ALL ANCHORS ARE SIMPSON STRONG TIE.
2. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
3. USE RIM JOIST MODELS (RJ) WHEN INSTALLING AT RIM BOARD OR RIM JOIST LOCATIONS.
4. NOT ALL HOLDOWNS ARE USED, REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS

HOLDOWN & STRAP SCHEDULE		
MARK	ANCHOR	NOTES (1, 2)
A	L8THD8(RJ)	3
B	8THD10(RJ)	3
C	8THD14(RJ)	3
D	C816 x 49" LONG	4
E	M8T31	4
F	M8T48	4
G	M8T60	4
H	HDU4-SD82.5 w/ 88TB BOLT	5
J	HDU5-SD82.5 w/ 88TB BOLT	5
K	HDU8-SD82.5 w/ 88TB BOLT	5

NOTES:

1. ALL ANCHORS ARE SIMPSON STRONG TIE.
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3. USE RIM JOIST MODELS (RJ) WHEN INSTALLING AT RIM BOARD OR RIM JOIST LOCATIONS.
4. VERTICAL FLOOR TO FLOOR INSTALLATION, NAILS NOT REQUIRED AT RIM BOARD & SILL PLATE
5. REFER TO SELECTION TABLE BELOW FOR 88TB ANCHORS
6. NOT ALL HOLDOWNS ARE USED, REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS

STRUCTURAL ENGINEERING NOTATION		
	SHEAR WALL MARK	
	HOLDOWN MARK	
	DETAIL CALLOUT	

MECHANICAL NOTES

1. SECURE WATER HEATER TO WALL W/ APPROVED STRAP AND INSTALL EXPANSION TANK ON WATER SUPPLY LINE
2. INSTALL (1) 9" Ø DUCT FOR COMBUSTION AIR (HEATING CONTRACTOR SHALL VERIFY SIZE)

GENERAL NOTES

1. 2X WALLS
2. STONE VENEER
3. ALERT DG DRAFTING & DESIGN AND ENGINEER TO ANY UNFORESEEN ISSUES DURING CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. SEE COVER SHEET FOR DRAWING INDEX
6. PROVIDE SHUT OFF VALVE FOR ALL PLUMBING FIXTURE SUPPLY LINES
7. CARBON MONOXIDE DETECTORS AND SMOKE DETECTORS ARE TO BE HARD WIRED IN SERIES W/ BATTERY BACKUP.
8. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH ANY WORK INVOLVED.
9. ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 MATERIALS.



HOLDOWN & STRAP SCHEDULE		
MARK	ANCHOR	NOTES (1, 2)
A	L8THD8(RJ)	3
B	5THD10(RJ)	3
C	5THD14(RJ)	3

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HOLDOWN & STRAP SCHEDULE		
MARK	ANCHOR	NOTES (1, 2)
A	L8THD(8)(RJ)	3
B	STD10(RJ)	3
C	STD14(RJ)	3
D	C816 x 49" LONG	4
E	M8T31	4
F	M8T48	4
G	M8T60	4
H	HDU4-SDS25 w/ SSTB BOLT	5
J	HDU5-SDS25 w/ SSTB BOLT	5
K	HDU8-SDS25 w/ SSTB BOLT	5

NOTES:

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4. VERTICAL FLOOR TO FLOOR INSTALLATION, NAILS NOT REQUIRED AT RIM BOARD & SILL PLATE
5. REFER TO SELECTION TABLE BELOW FOR SSTB ANCHORS
6. NOT ALL HOLDOWNS ARE USED, REFER TO SHEAR WALL AND FOUNDATION PLANS FOR REQUIREMENTS

STRUCTURAL ENGINEERING NOTATION

	SHEAR WALL MARK
	HOLDOWN MARK
	DETAIL CALLOUT

1. 2X WALLS

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9. ALL EXTERIOR WALLS TO BE FRAMED WI
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TO SHEETS

SHEET No.

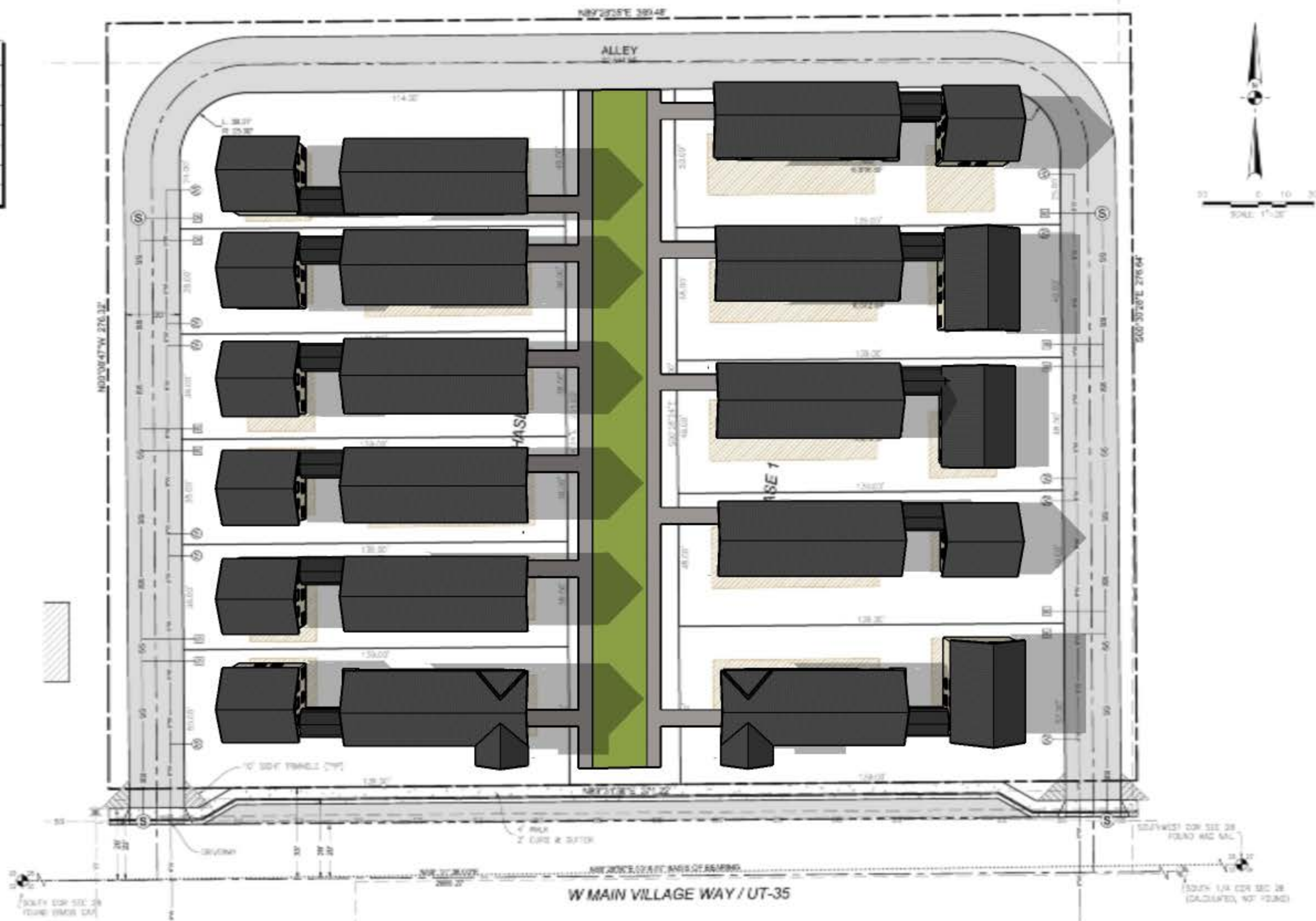
C-1

C-2

C-3

C-4

C-5



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Change

FRANCIS COVE
PRELIMINARY PLAN
FRANCIS, UTAH

FRANCIS, UTAH

SITE PLAN

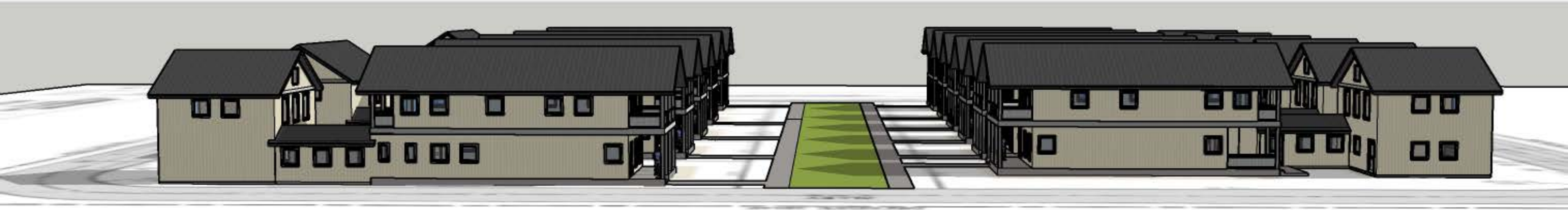
PROJECT No.

DRAWING

DATE _____







FRANCIS COVE
LOCATED IN THE SOUTH-WEST 1/4 OF SECTION 28
TOWNSHIP 28, RANGE 55
SOUTH 46TH & MIDLAND
WINDYBUSH, UTAH

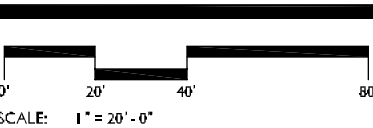


DRIFT

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Engineering
ARCHITECTURE
LANDSCAPE ARCHITECTURE



CONCEPT PLAN



VINTARO PLAT C COMMUNITY GARDEN/PARK



LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28,
TOWNSHIP 2S, RANGE 6E,
SALT LAKE BASE & MERIDIAN
FRANCIS, UTAH

LEGEND

-
- ROADWAY CENTERLINE
 - NEW AC PAVEMENT
 - EXISTING PAVEMENT
 - NEW CONCRETE PAVEMENT
 - PROJECT BOUNDARY
 - NEW LOT LINE

INDEX TO SHEETS	
SHEET NAME	SHEET No.
SITE PLAN	C-1
EXISTING CONDITIONS	C-2
DEMOLITION PLAN	C-3
GRADING PLAN	C-4
UTILITY PLAN	C-5

PROJECT NOTES

DEVELOPER DAVE ROBINSON
CITYBLOCK
916-476-5696

ENGINEER DELTA ENGINEERING
801-709-0799
KEVIN@DCIVIL.BIZ

APNS FT-13-E-2, FT-16-E-1

PROJECT AREA 2.35 ACRES

LEGAL DESCRIPTION

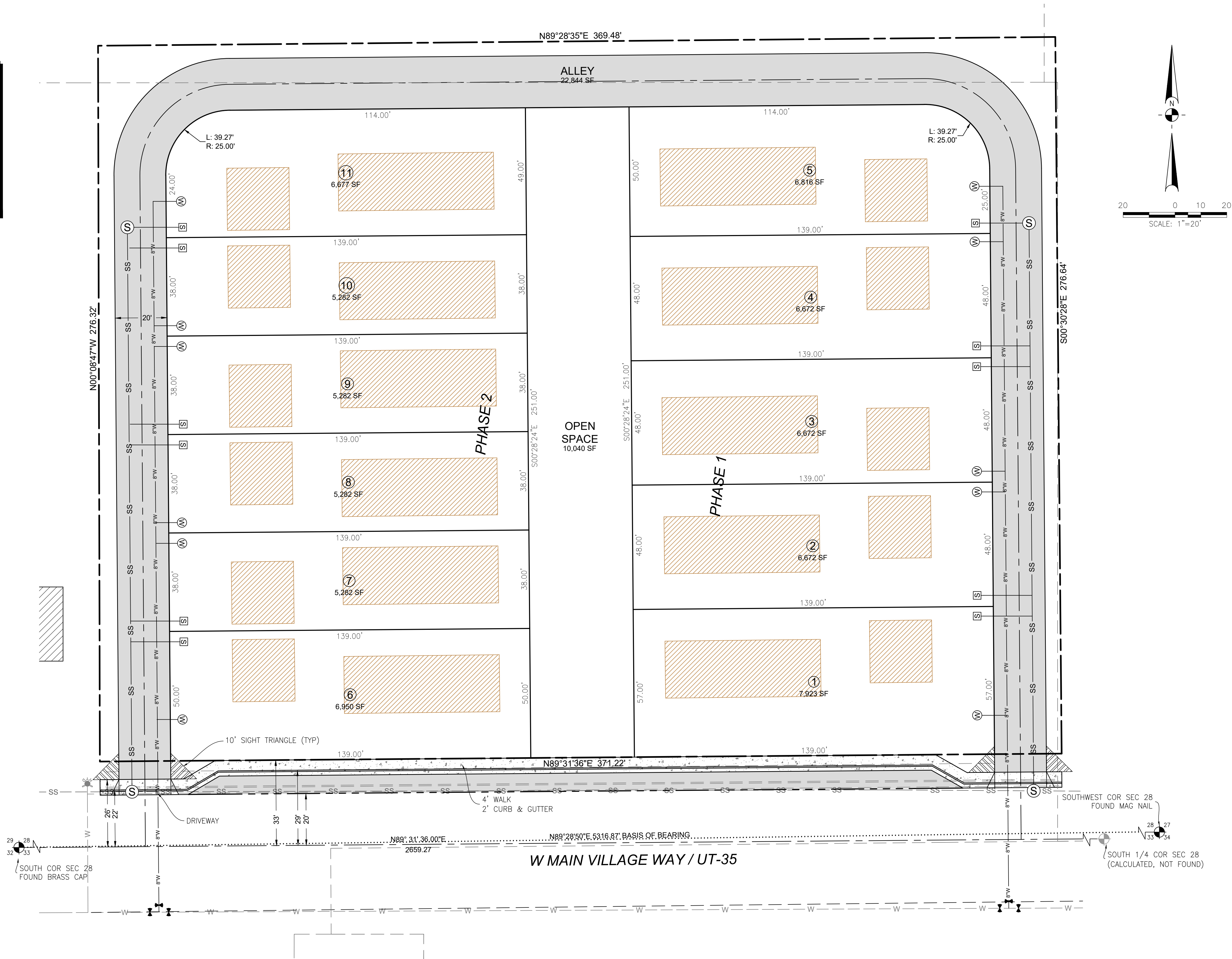
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 89°28'50" EAST 1020.38 FEET AND NORTH 32.00 FEET FROM THE BRASS CAP STREET MONUMENT AT THE SOUTHWEST CORNER SECTION 28, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING BEING SAID STREET MONUMENT AND A FOUND MAG NAIL AT THE SOUTHEAST CORNER OF SAID SECTION 28, NORTH 89°28'50" EAST 5316.19 FEET) AND RUNNING THENCE NORTH 01°31'36" WEST 276.32 FEET ALONG A CHAIN LINK FENCE; THENCE NORTH 89°28'35" EAST 369.48 FEET ALONG A STEEL POST FENCE; THENCE SOUTH 01°30'28" EAST 276.64 FEET ALONG A CHAIN LINK FENCE TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 35; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°31'36" WEST 371.22 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 102,393 SQUARE FEET OR 2.35 ACRES MORE OR LESS

PROJECT NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS AND THE TOWN OF FRANCIS CONSTRUCTION SPECIFICATIONS. REFER TO TOWN STANDARD DRAWINGS FOR TYPICAL DETAILS.
2. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT NO LESS THAN 48 HOURS BEFORE BEGINNING ANY WORK.



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DRAFT

**FRANCIS COVE
PRELIMINARY PLAN
FRANCIS, UTAH**

FRANCIS, UTAH

SITE PLAN

PROJECT No: 2001
DRAWN: KDC
DATE: 9/17/2021
SCALE: 1"=20'
FILE: 2001.01.Cover

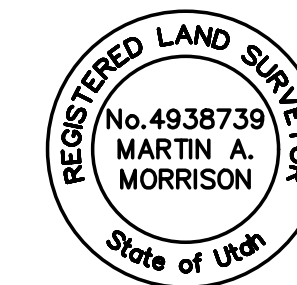
SHEET No.

C-1

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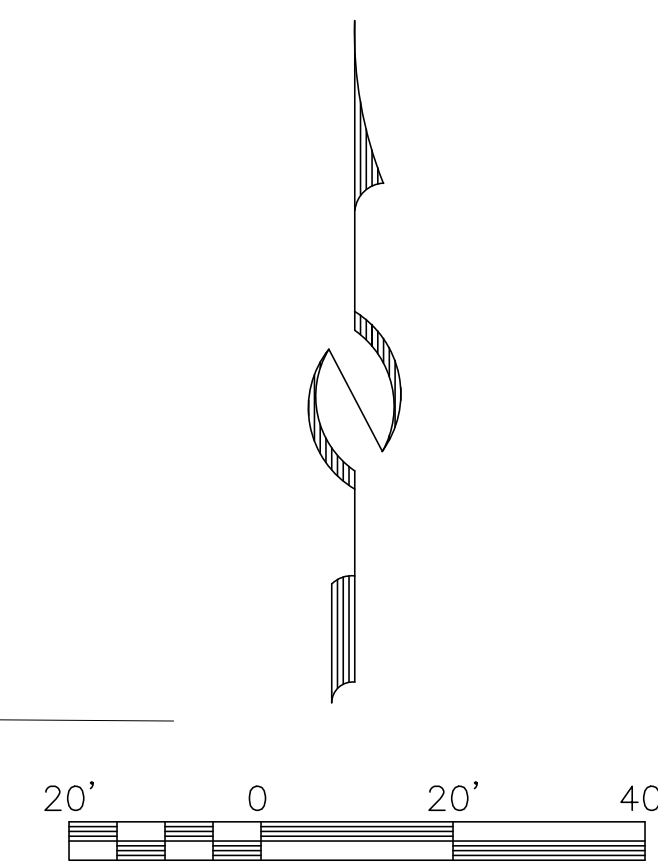
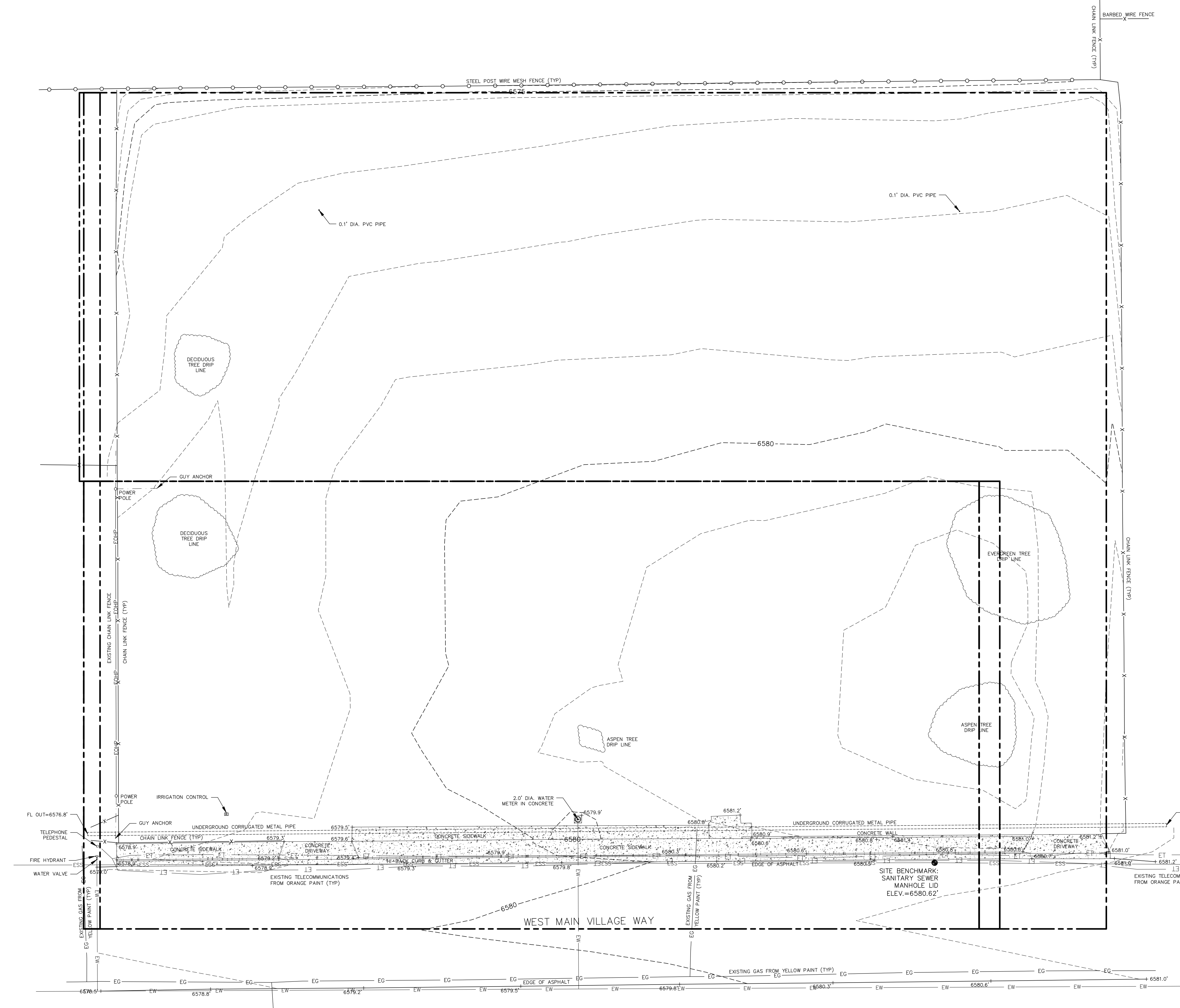
SURVEYOR'S CERTIFICATE

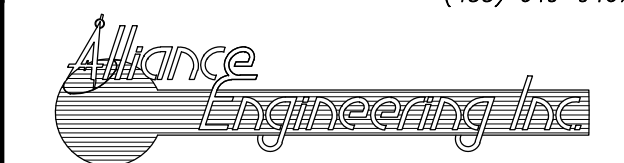
I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



NOTES

1. Site Benchmark: Sanitary sewer manhole lid
Elevation=6580.62'
2. See record of survey plat for easements and restrictions.
3. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
4. This topographic map is based on a field survey completed on June 7, 2016.
5. Property corners were found as shown.



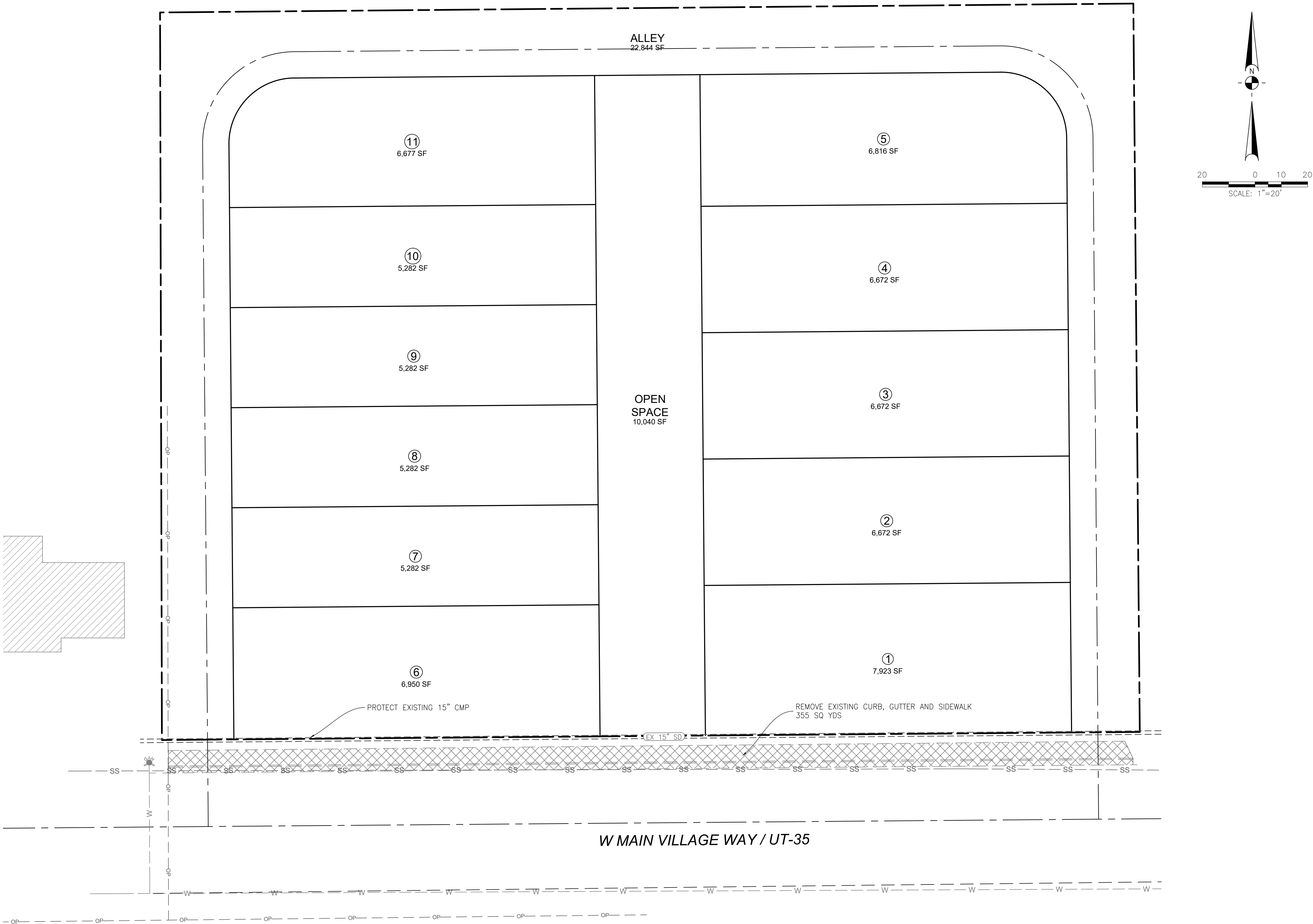
 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: MICHAEL DEMKOWICZ MARSHALL KING MARTY MORRISON JESSE MORENO	EXISTING CONDITIONS & TOPOGRAPHIC MAP FRANCIS CITY SUBDIVISION DEVELOPMENT FRANCIS CITY, UTAH	SHEET 1 OF 1
	DATE: 6/8/16	FOR: BARRY RICHINS & TERRI RICHINS JOB NO.: 8-5-16 FILE: X:\Summit County\dwg\srvt\topo2016\080516.dwg	

NOTES

1. THE UTILITY LOCATIONS SHOWN ARE BASED ON EXISTING RECORDS AND FIELD MEASUREMENTS. PRIOR TO ANY EXCAVATION IN THIS AREA, THE EXACT LOCATION OF THE UTILITIES, AS WELL AS THE EXISTENCE AND LOCATION OF ANY OTHER UTILITIES NOT SHOWN, SHOULD BE VERIFIED BY THE RESPECTIVE UTILITY COMPANIES.

LEGEND

- ROADWAY CENTERLINE
- EXISTING PAVEMENT
- PROJECT BOUNDARY
- NEW LOT LINE

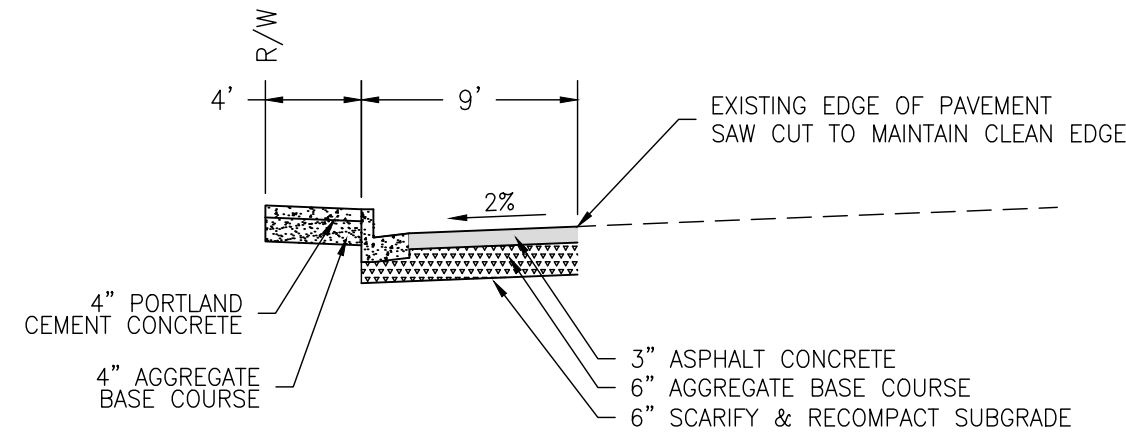


NOTES

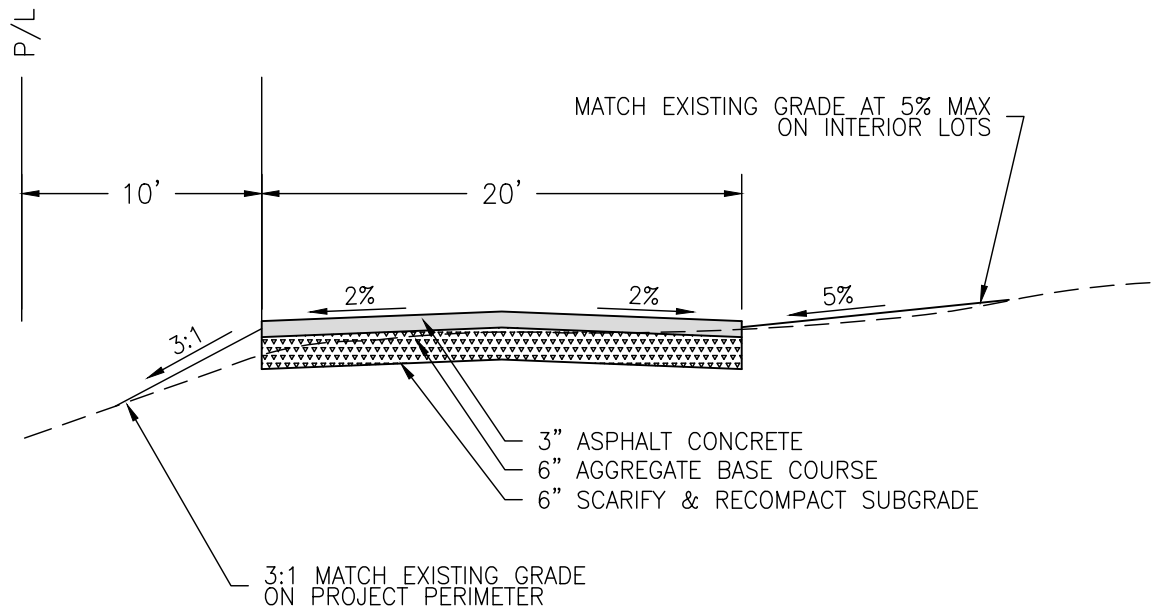
1. ANY LOT OR PAD GRADING PERFORMED ON THIS SIDE IS OUTSIDE THE SCOPE OF THESE IMPROVEMENT PLANS. CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR ANY LOT OR PAD GRADING, AS WELL AS ANY ADDITIONAL ENGINEERING PLANS OR SPECIFICATIONS REQUIRED BY SAID PERMITS.
2. THE UTILITY LOCATIONS SHOWN ARE BASED ON EXISTING RECORDS AND FIELD MEASUREMENTS. PRIOR TO ANY EXCAVATION IN THIS AREA, THE EXACT LOCATION OF THE UTILITIES, AS WELL AS THE EXISTENCE AND LOCATION OF ANY OTHER UTILITIES NOT SHOWN, SHOULD BE VERIFIED BY THE RESPECTIVE UTILITY COMPANIES.

LEGEND

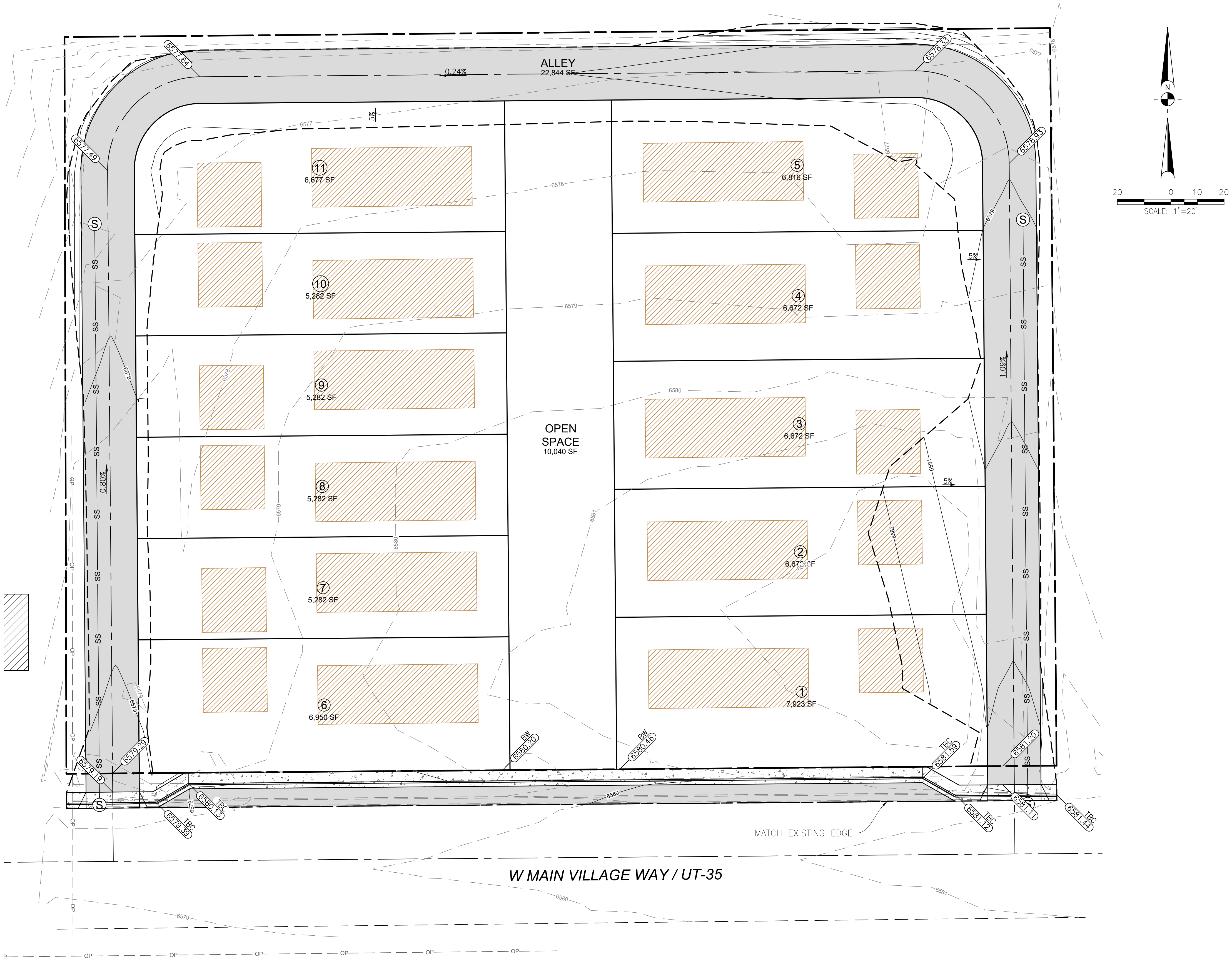
- ROADWAY CENTERLINE
NEW AC PAVEMENT
EXISTING PAVEMENT
NEW CONCRETE PAVEMENT
PROJECT BOUNDARY
NEW LOT LINE
FINISHED GRADE CONTOUR
EXISTING GRADE CONTOUR
MATCH EXISTING GRADE



MAIN VILLAGE WAY - WIDENING SECTION



PRIVATE ALLEY - TYPICAL SECTION





Staff Report

To: Francis City Planning Commission

From: Katie Henneuse

Report Date: November 10th, 2021

Meeting Date: November 18th, 2021

Title: Premier Storage

Type of Item: Landscaping Extension

Executive Summary:

Nick Berry, the owner of Premier Storage, obtained occupancy for a portion of his storage yard located at 738 East 2200 South. Per City Code (18.15.130), storage facilities are required to follow the commercial landscaping code (18.45.110) which says, "Landscaping in accordance with the plans submitted must be installed within 30 days following the occupancy of the site or as otherwise approved by the Planning Commission as seasonal conditions may dictate."

As the winter months are not an optimum time to plant trees, Mr. Berry sent the following note to Planning Commission:

"We will not be able to do our landscaping this winter. We will have it done by July 15 2021."

City Code:

18.15.130 Standards for approving storage facilities

18.45.110 Landscaping

Staff Recommendation:

Approve a landscaping extension for Premier Storage until July 15, 2022.

Community Review:

A public hearing is not required for this item.