

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time

- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☒ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☒ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Park Place Current Zone: RR Proposed Zone: PRUD

Property Address: Address not assigned. (3) Parcels for re-zone 41-20-000-0050, 41-20-000-0052

Parcel # 41 - 20 - 000 - 0023

Contact Person: Adam Anderson Phone #: (385) 222-0839

E-mail address: adam@and-dev.com

Mailing Address: 9730 S 700 E, Ste 100, Sandy, UT 84070

Applicant (if different): Goldcrest Homes(Gerald Anderson) Phone #: (801) 558-3575

Mailing Address: 9730 S 700 E, Ste 100, Sandy, UT 84070

Property Owner of Record (if different): Nance Trust - Brad Nance Phone #: (801) 864-3651

Mailing Address: 312 Escala Lane, Centerville UT 84014

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.

On approval of RR rezone, request re-zone of parcels 41-20-000-0023, 41-20-000-0050 and 41-20-000-0052 from RR to PRUD. The PRUD is requested in support of the project's diversity in housing types and designs contributing to setbacks more conducive to a PRUD zoning.

A detailed Planned Residential Unit Development (PRUD) concept is included as an exhibit for consideration.

Lot Size in acres or square feet: 26 _____ Number of dwellings or lots: _____

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

DocuSigned by:
Gerald Anderson
887B490FF0F04FE
Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

DocuSigned by:
Brad Nance
AB3B3E820D804C7
Signature of Owner of Record

Signature of Owner of Record

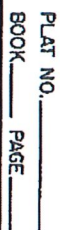
Email Form

Signature of Owner of Record

Office Use Only

Date Received: 5/11/22
Fee: 400.00
By: Andersen

PLAT NO. _____
BOOK _____ PAGE _____



MEMORANDUM

DATE: May 18, 2022
TO: Town of Garden City Planning Commission
CC: Riley Argyle
FROM: Quinn Dance, P.E.
SUBJECT: Park Place – PRUD Zone Approval and Development Plan

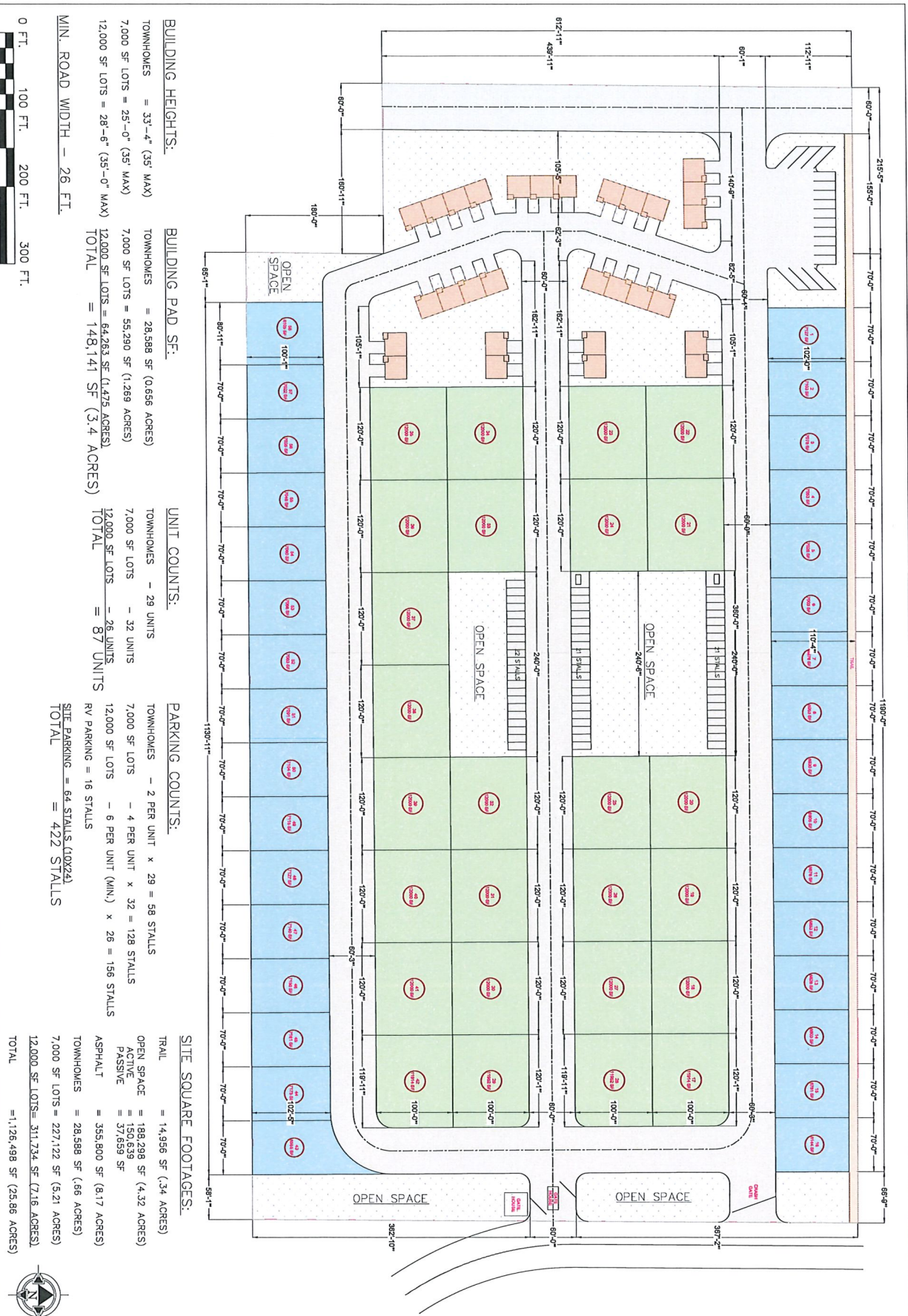
The Park Place site plan by Goldcrest Homes was received from the Town for engineering review in preparation for the June Planning Commission meeting. This review memo will address the review procedure items related to a Planned Residential Unit Development (PRUD) development plan found in Chapter 11F-103 of the most recent municipal code.

Development Plan (11F-103)

Items 1-10 within the Special Review Procedure have been adequately addressed at this point. The following information are items to take into consideration as the development approval process moves along:

1. Oversized parking also needs to be considered.
2. Existing drainage paths/channels will need to be maintained or re-routed to maintain historical drainage passing through the development. This includes applicable drainage easements.
3. Storm water needs to be maintained entirely on-site with no discharge up to the 100-year, 24-hour storm event. Emergency overflows are allowed beyond that event.
4. Adequate water shares/volume will be required to be transferred to the Town prior to final plat approval. This will be based on number of lots and indoor/outdoor usage.
5. Public/Private ownership will need to be determined for streets and utilities.

If approved, preliminary and final plat requirements can be found in Section 11E-400 and 11E-500 respectively of the Town municipal code. The PRUD requirements are found in 11F-100. We appreciate your cooperation on these matters and feel free to reach out with any questions or concerns.



PARK PLACE SITE PLAN

GARDEN CITY



GOLDCREST HOMES

9730 SOUTH 700 EAST STE. 100
SANDY, UT 84070 385-200-0040

CONSTRUCTION DOCUMENTS

LOT # _____ DATE: 05/11/2023

CITY: GARDEN CITY

REVISIONS

NO.	DATE	DESCRIPTION
1	05/11/2023	ISSUED FOR PERMIT

A1

ATTENTION:

THESE PLANS, SPECIFICATIONS AND DESIGN ARE THE PROPERTY OF GOLDCREST HOMES AND THEIR ALL RIGHTS ARE RESERVED AND SHALL NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GOLDCREST HOMES. THESE PLANS ARE RELEASED FOR CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN.