

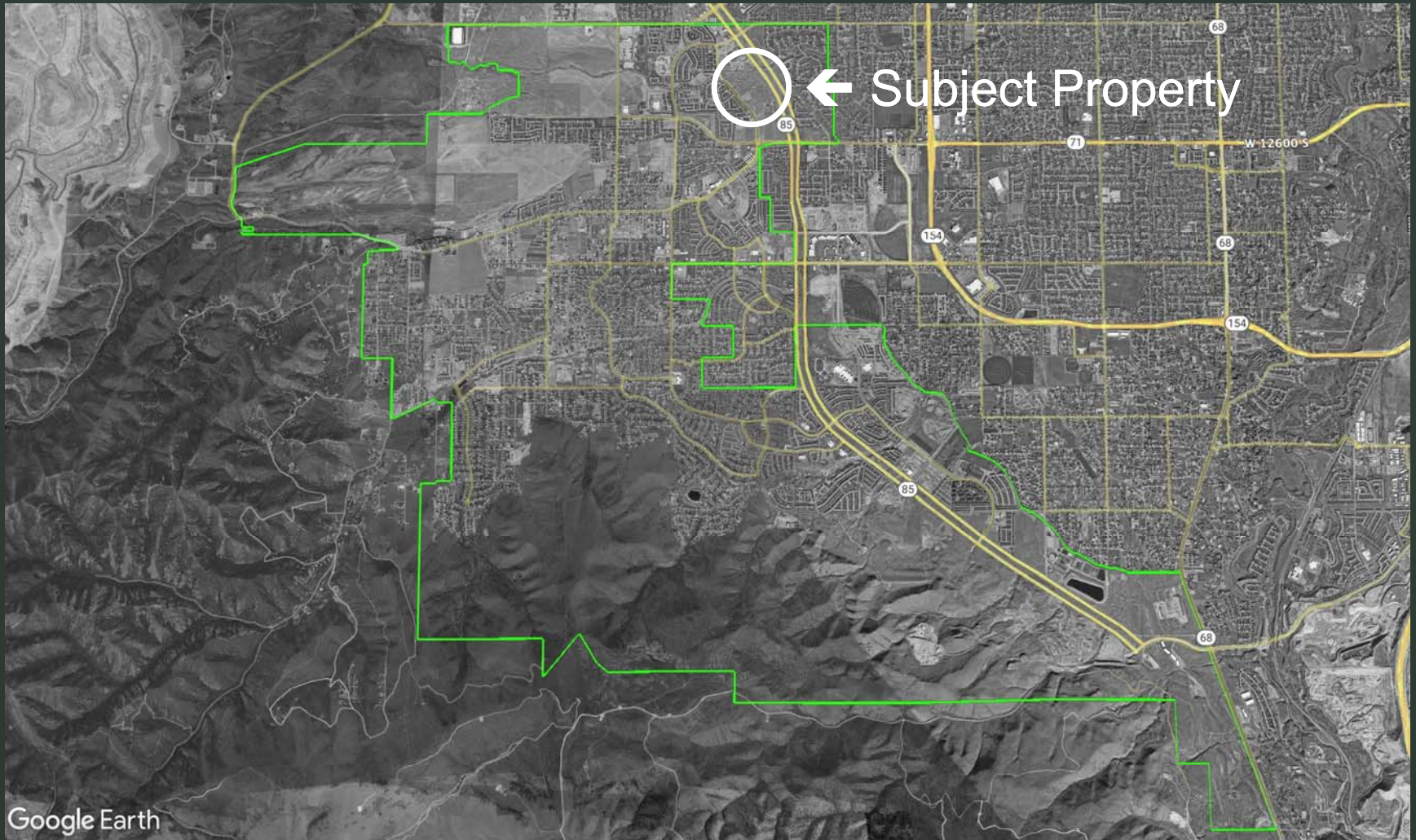
Auto Mall Road Dedication Plat

Planning Commission Meeting

March 15, 2023



Vicinity Map



Aerial Photograph



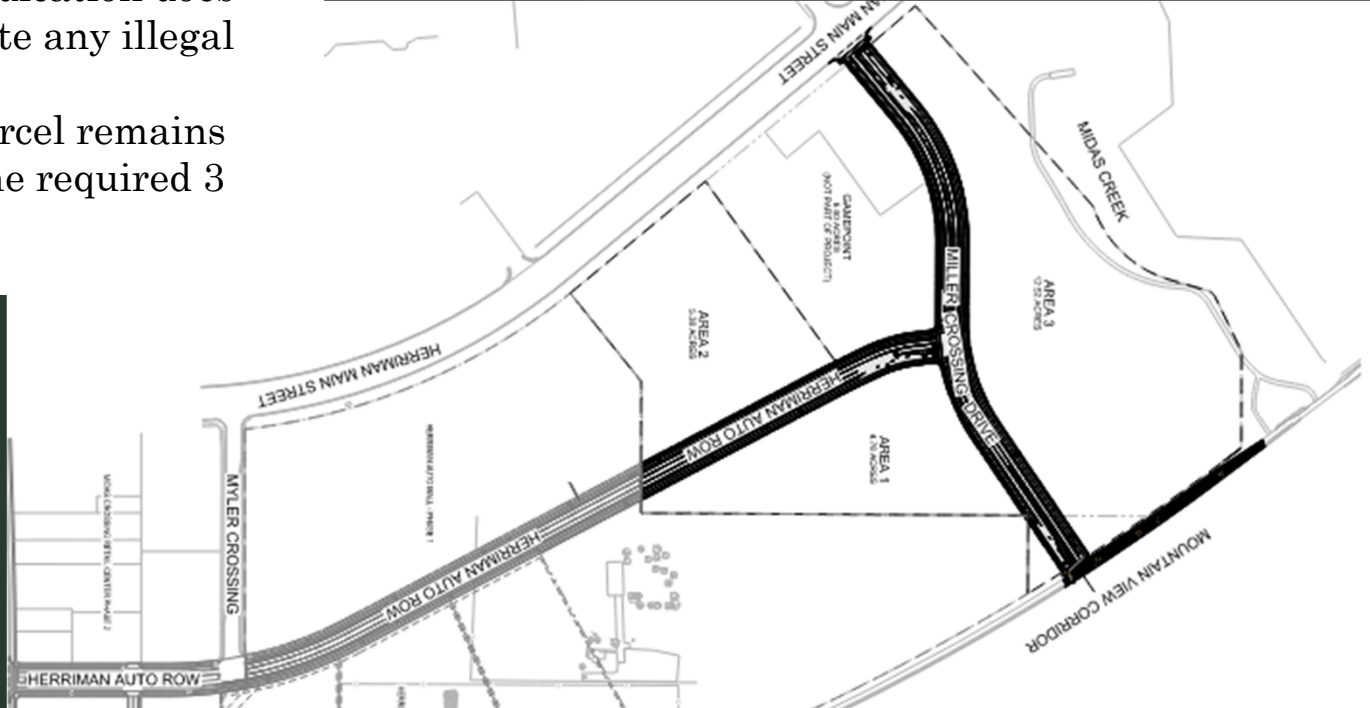
← Subject Property

Background

- This is the second section of road to be dedicated to the City for Herriman Auto Row
- Within the Auto Mall MDA
- Additional subdivision amendments will occur in the future

Zoning Compliance

- Road dedication does not create any illegal lots
- Each parcel remains above the required 3 acres



▸ Staff Recommendation

- Staff recommends approval of the Auto Mall road dedication with the follow conditions:
 - Correct addresses at each intersection
 - Correctly identify the property owner and area of each parcel shown on plat

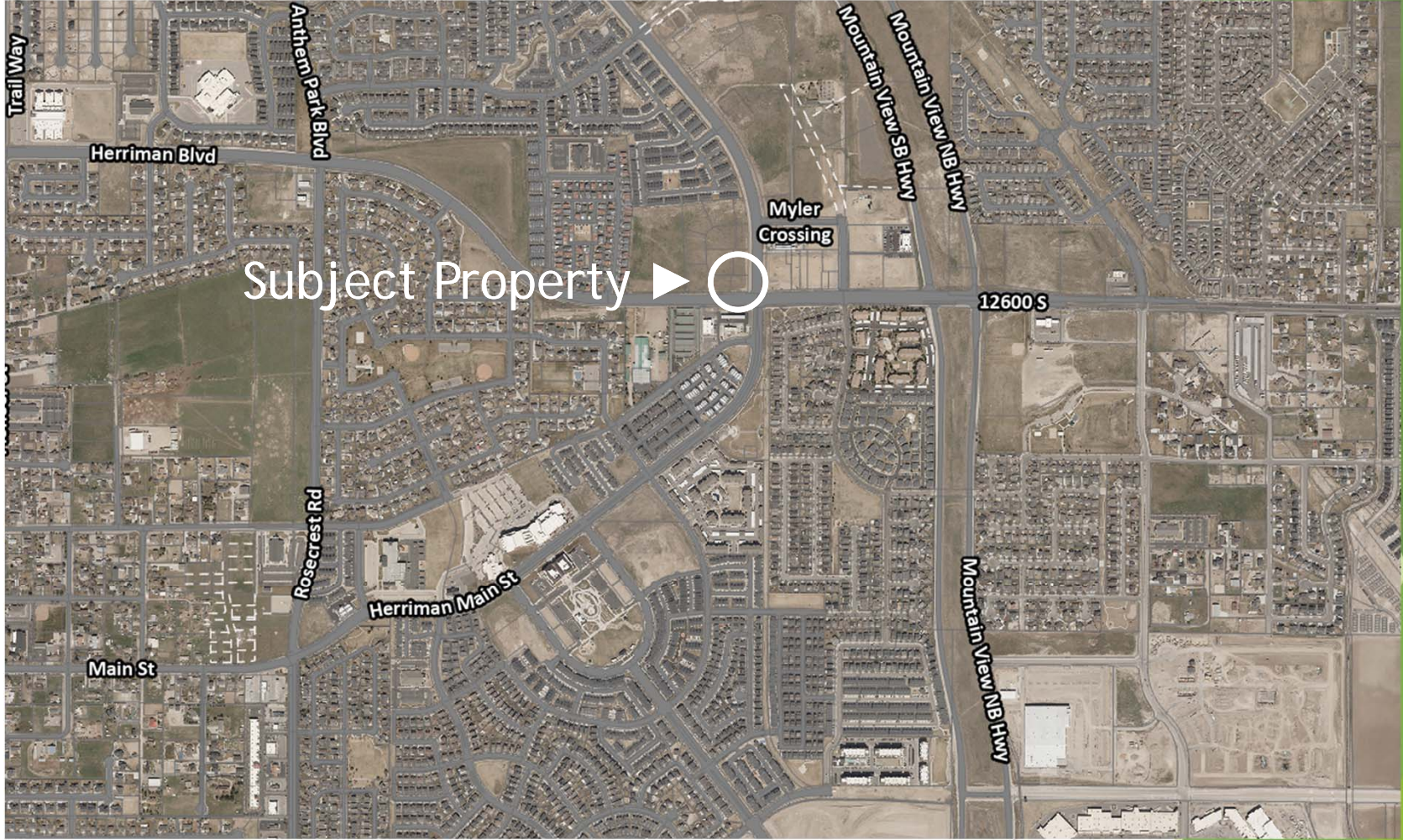
Garden Plaza Subdivision Plat 1

Planning Commission Meeting

March 15, 2023



Vicinity Map



Aerial Photograph



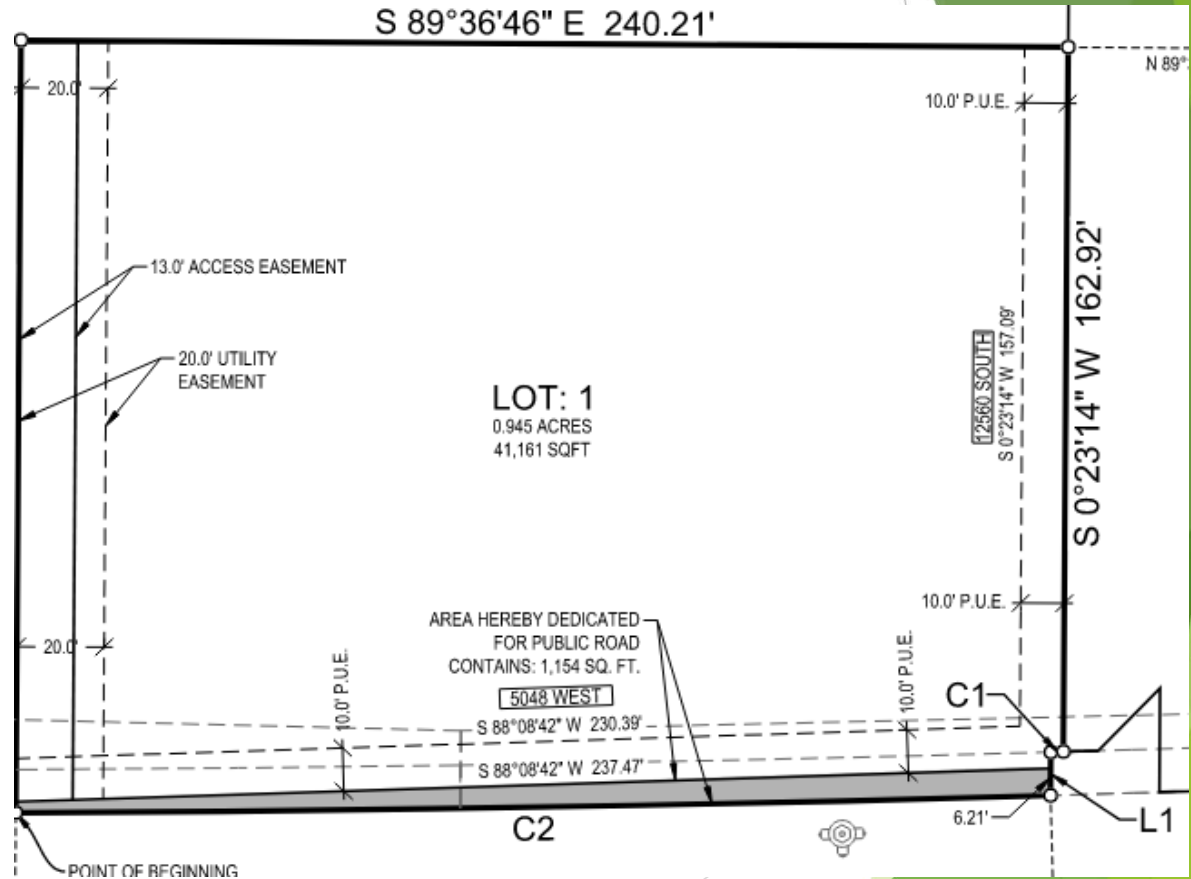
Background

- ▶ Located at 5048 W 12600 South
 - ▶ Current parcel contains 0.435 of an acre
 - ▶ Proposed lot contains 0.945 of an acre
 - ▶ Same owner as adjacent parcels
- ▶ Under the AMSD MDA



Zoning Compliance

- C-2 Zone does not have a minimum lot area or width
- Remaining parcels may be subdivided for future use



Recommendation

- ▶ Staff recommends approval with the following conditions:
 - Final plat to comply with all applicable standards
 - “Main Street” be corrected to “Herriman Main Street”