

Larsen-Schoonover-Scott Concept Planning Commission Report		
Applicant:	Mark Johnson	
Requested Action/Purpose:	Review and recommendation on a concept	
Location:	1150 North 300 East	
Project Area:	1.73 Acres	
Existing Zoning:	R-1-8	
Existing General Plan Land Use Designation	LDR	
Adjacent Zoning and Land Use:	<i>North:</i>	R-1-8 Single-family residential
	<i>South:</i>	R-1-8 Single-family residential
	<i>East:</i>	RA-1 Undeveloped
	<i>West:</i>	R-1-8 Single-family residential
Date of Last DRC Review:	January 13, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:

The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

HISTORY

June 15, 1872 – This property was a part of the original Lehi City incorporation.

ANALYSIS

The applicant requests approval of a concept plan for a proposed single family residential development in an existing R-1-8 Zone. This is a standard subdivision, with no PRD or PUD overlay. Access for the project comes off of 300 East. This proposal develops the existing cul-de-sac out and subdivides the northern lots. Each of the four existing homes are to remain. The DRC commented that these homes may have to be converted to underground power services.

There are several issues with Lots 2 and 3 meeting the requirements of the R-1-8 zone. Both lots do not meet the 80 feet minimum lot frontage requirement, and Lot 3 does not meet the 8,000 square feet minimum lot size requirement. The DRC made a comment that one of the two lots need to be eliminated to meet the zoning standards, unless a density in lieu of payment option is worked out with the City. There is the potential to allow the reduced lot size and frontages as a density in lieu of payment for street improvements if an agreement is worked out with the City. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval, approval with conditions, or denial of the concept plan. Please remember to include findings as a part of the motion. The Planning Commission may also advise the applicant of specific changes or additions, if any that would be required in the layout as a prerequisite to the approval of the site plan.

FINDINGS

The Development Code does not identify specific findings that must be considered when approving a concept; however the Planning Commission may wish to include the following findings in the motion:

1. The proposed Concept is consistent with the Lehi City Development Code
2. The proposed Concept conforms to the goals and policies of the General Plan.
3. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

**Larsen-Schoonover-Scott Subdivision Concept
DRC Redline Comments**

Mark Johnson – Requests Concept Plan review of the Larsen-Schoonover-Scott subdivision, a 5-lot residential subdivision located at 1150 North 300 East in an existing R-1-8 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Ross Dinsdale, Craig Barratt

Representatives of the Applicant Present: Mark Johnson, Elmer Scott, John Larsen, Carmen Larsen, and Rebecca Larsen.

Date of Plans Reviewed: 1/7/16

Time Start: 1:45 PM

Time End: 2:15 PM

DRC REDLINE COMMENTS:

Brent (Glade) – Power:

1. The existing homes may have to be converted to underground power services.

Kerry – Fire: No comments

Greg – Water/Sewer:

2. There are existing sewer manholes that require a hard surface access to maintain.

Todd – Public Works: No comments

Kim – Planning:

3. Lots 2 and 3 do not meet the frontage requirement for the R-1-8 Zone of 80'. Lot 3 also does not meet the minimum lot size of 8,000 sq. ft. It appears one of the lots (2 or 3) will need to be eliminated and lot lines adjusted accordingly to meet the above stated zoning requirements, unless a density in lieu of payment option is worked out.

Gary – Building/Inspections:

4. Soils report will be required at the time of preliminary plat.

Mike – Public Works:

5. Show sidewalk and planter strip per Lehi City standards continuing through lots 4 and 5.

Ross – Engineering:

6. A potential option to allow the additional lot with reduced lot size and frontages could be allowed as a density in lieu of payment for street improvements.
7. Integral curb, gutter and side walk could be utilized on the local street.

Craig – Parks: No comments

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION JANUARY 28, 2016

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.



January 6, 2016

Mr. Kim Struthers
Lehi City Planning & Zoning
153 North 100 East
Lehi, UT 84043

RE: Development Proposal for the "Larsen Schoonover Scott Subdivision"

Dear Kim,

The following description is provided by request of the concept plan application requirements. This application for the "Larsen Schoonover Scott Subdivision" is a request for a 5 lot subdivision approval under pre-existing physical constraints that will require special consideration.

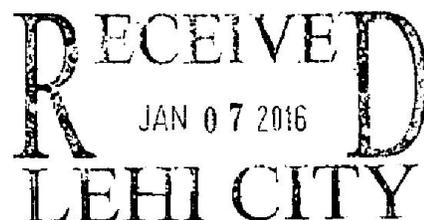
The purpose of this application is to complete public improvements that were never finished after the original subdivision was approved in 1979. The existing lots were recorded by deed, sanitary sewer and water facilities were installed and are functioning, but street improvements have never been constructed. This proposal is an attempt to rectify that situation and create a hard surface public street and partial sidewalk to improve public safety and accessibility.

In accordance with the application request, there will be no "proposed building materials", no "CC&R's" and no "required amenities" beyond those proposed in the concept plan provided.

If you have any questions concerning this information, please feel free to contact me directly at (801) 361-6221 or by e-mail at mark@mustangdes.com.

Sincerely
Mustang Design

Mark I. Johnson
Project Manager



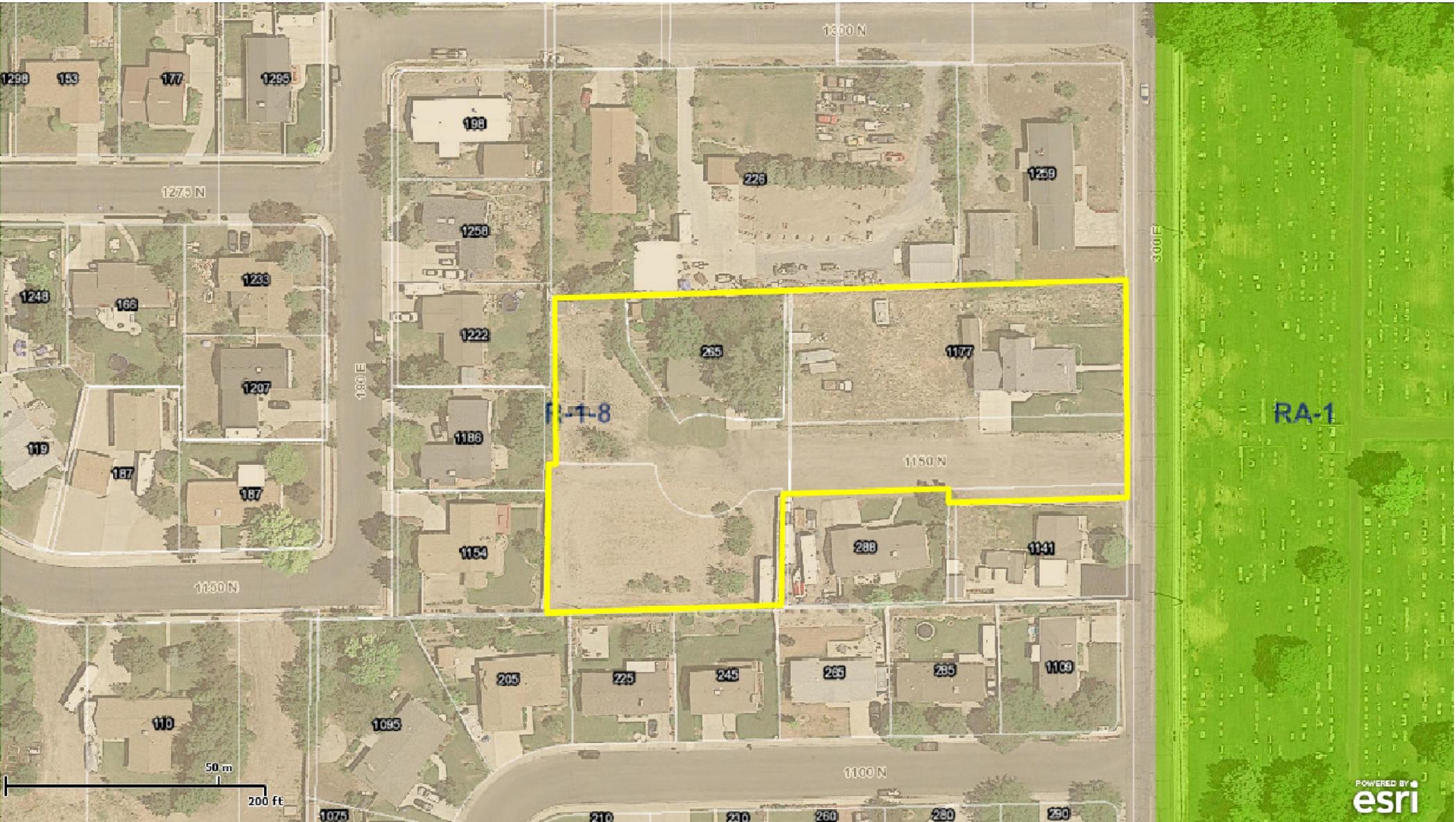






Larsen-Schoonover-Scott

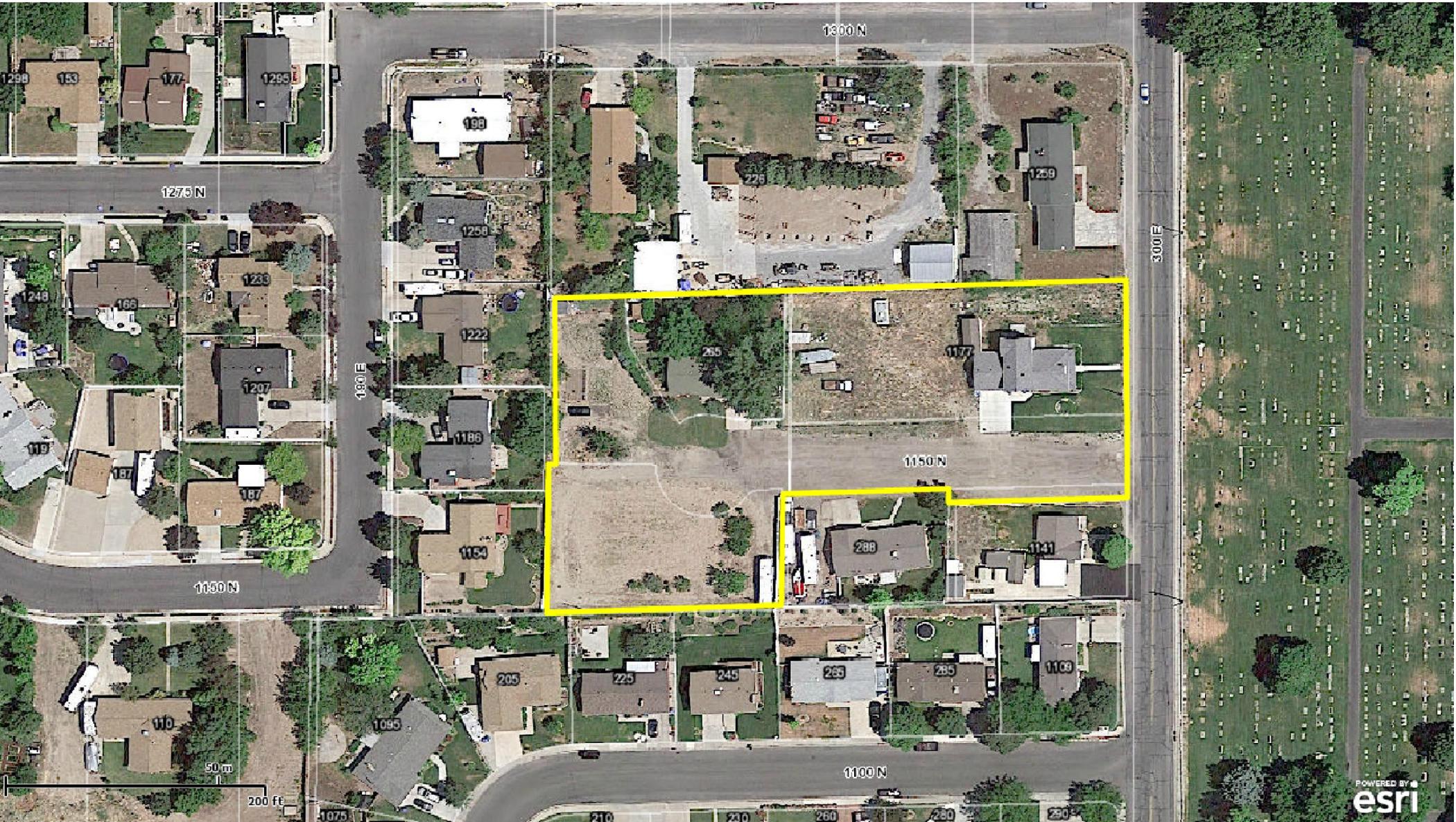
Zoning



Wed Jan 20 2016 11:19:45 AM.

Larsen-Schoonover-Scott

Aerial



Wed Jan 20 2016 11:19:24 AM.

PROPERTY OWNERS / APPLICANTS:
 JON LARSEN
 1186 N 190 E LEHI, UT 84043
 DENNIS SCHOONOVER
 1782 S CENTENNIAL BLVD SARATOGA SPRINGS, UT 84045
 ELMER SCOTT
 1807 W 1500 N LEHI, UT 84043



MUSTANG DESIGN, LLC
 791 N 100 E, SUITE 200
 LEHI, UTAH 84043

THIS DOCUMENT AND THE INFORMATION HEREIN ARE THE PROPERTY OF MUSTANG DESIGN AND IS NOT TO BE REPRODUCED, MODIFIED OR USED IN ANY MANNER WITHOUT THE WRITTEN AUTHORIZATION OF MUSTANG DESIGN, LLC.

NO.	DESCRIPTION	BY	DATE

LARSEN SCHOONOVER SCOTT SUBDIVISION
 CONCEPT PLAN
 A 5 LOT SUBDIVISION
 LEHI, UTAH

VICINITY MAP

PROJ.#:	2015011
CAD FILE:	2015011 Concept01.dwg
DRAWN BY:	MIJ
DESIGN BY:	MIJ
CHECKED BY:	
SCALE OF SHEET:	HOR SCALE: 1" = 20'
VER SCALE:	1" = 20'
SHEET	1
OF	1

