

Rockwell Estates Plat B Subdivision Review Planning Commission Report		
Applicant:	BLJ Construction	
Requested Action/Purpose:	Review and recommendation for a proposed preliminary subdivision	
Location:	Approximately Grey Hawk Drive and Chestnut Street	
Existing General Plan Designation:	Planned Community – High Density Residential	
Existing Zoning:	Planned Community	
Existing Land Use:	Undeveloped	
Number of Lots/Units	20 lots	
Adjacent Zoning and Land Use:	North:	PC – ESA/HDR Undeveloped
	South:	PC – LDR Single family residential – Eagle Summit
	East:	PC – LDR Single family residential – Rockwell A
	West:	PC – HDR Single family residential – Winter Haven
Date of Last DRC Review:	January 13, 2016	
Required Action		
Planning Commission:	Review and Recommendation	
City Council:	Final Approval	

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.080. Preliminary Plat Approval Process.

The review and approval process for a Preliminary Subdivision Plat is identified in the appendix of this code, including review by the Development Review Committee, review and recommendation following a public hearing by the Planning Commission and review and approval by the City Council.

Section 11.100. Effect of Preliminary Subdivision Plat Approval.

A preliminary subdivision plat shall not authorize the development of land. After a preliminary subdivision plat has been approved by the City Council, the applicant may file an application for final subdivision plat approval.

HISTORY

July 26, 1997 – The Deerfield Annexation was recorded and included the subject property.

December 4, 2000 – The Fox Ridge Area Plan was recorded for what is now Traverse Mountain and designated the subject property as a part of the Planned Community zone.

October 8, 2013 – The Preliminary Plan for the first rendition of Rockwell Estates was approved by the City Council.

August 12, 2014 – Final subdivision approval for another rendition of Rockwell Estates Plat B was approved by the City Council. This approval was initially for 24 townhouse units.

ANALYSIS

The applicant is requesting review and recommendation for Rockwell Estates Plat B, a 20-lot single-family subdivision located at approximately Grey Hawk Drive and Chestnut Street, just west of the recently approved Rockwell Estates Plat A, in an existing Planned Community zone. This is a standard subdivision with no PUD or PRD overlay. The lots range in size from approximately 7,500-16,200 square feet lined up along a driveway accessed off of Grey Hawk Drive. Since this property is designated as High Density Residential under the Traverse Mountain Area Plan and these are single-family lots, all lots meet the minimum lot requirements. The northern portion of this property includes a 50 foot powerline easement and an even larger easement for the Powerline Trail. The developer will be responsible for trail improvements for the trail areas within this subdivision. The property also includes 4.70 acres of open space, and the DRC noted that the developer needs to clarify who will own and maintain this property. The DRC also commented that the developer should show a buildable graded pad for each lot to ensure that they are buildable. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Commission may recommend approval or approval with modifications of the proposed preliminary subdivi-

sion. Please remember to include findings and DRC comments as a part of the motion.

PROPOSED FINDINGS

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on an approval of a subdivision. Although no specific findings are identified by the Development Code, staff has prepared the following findings that may be considered as part of the motion:

1. The proposed subdivision is not detrimental to the public health, safety, and welfare of Lehi City.
2. The proposed subdivision meets the requirements of the Lehi City Development Code in regards to subdivision approvals.
3. Other findings based upon information presented at the public hearing.

**Rockwell Estates Plat B
DRC Redline Comments**

BLJ Construction – Requests Preliminary Subdivision review of Rockwell Estates Plat B, a 20-lot residential subdivision located at approximately Grey Hawk Drive and Chestnut in an existing Planned Community zone.

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

Representatives of the Applicant Present: Matt Brown, Jeff Hutchings, AJ Delpivo, Brandon Jones, Gary Hutchings

Date of Plans Reviewed: 1/7/16

Time Start: 3:20

Time End:

DRC REDLINE COMMENTS:

Brent – Power: No comments

Kerry – Fire: No comments

Greg – Water/Sewer: No comments

Todd – Public Works: No comments

Kim – Planning:

1. Clarify who will own/maintain the open space shown on the plat
2. Show a buildable graded pad for each lot to ensure that they are buildable
3. Show fencing in the rear of the double frontage lots (lot 1-13) along Grey Hawk as per Traverse Mountain CC&Rs

Gary – Building/Inspections:

4. Add a note on the plans that any retaining wall over 4 feet will require a building permit

Mike – Public Works: No comments

Ross – Engineering: No comments

Craig – Parks:

5. Provide revegetation plan

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.



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MEMO

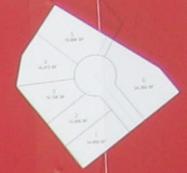
To: Lehi City
Date: January 7, 2015
Subject: Rockwell Estates Plat B

Rockwell Estates Plat B Subdivision will be a new residential subdivision on the northwest end of Grey Hawk Drive at Traverse Mountain in Lehi, Utah. It will consist of 20 single-family lots on a new cul-de-sac with access off of Grey Hawk Drive. The current zoning of the parcel is Traverse Mountain Area Plan HDR. The new subdivision will have driveways, sidewalks, curb and gutter, recreation areas and open space.

RECEIVED
JAN 06 2016
LEHI CITY



**ROCKWELL AT
TRAVERSE MOUNTAIN**



- 6 LOTS
- LARGE LOTS
- VIEWS
- GREAT AREA

ROB CLAUSON
801-368-0345
NORTH STAR REAL ESTATE



Rockwell Estates Plat B

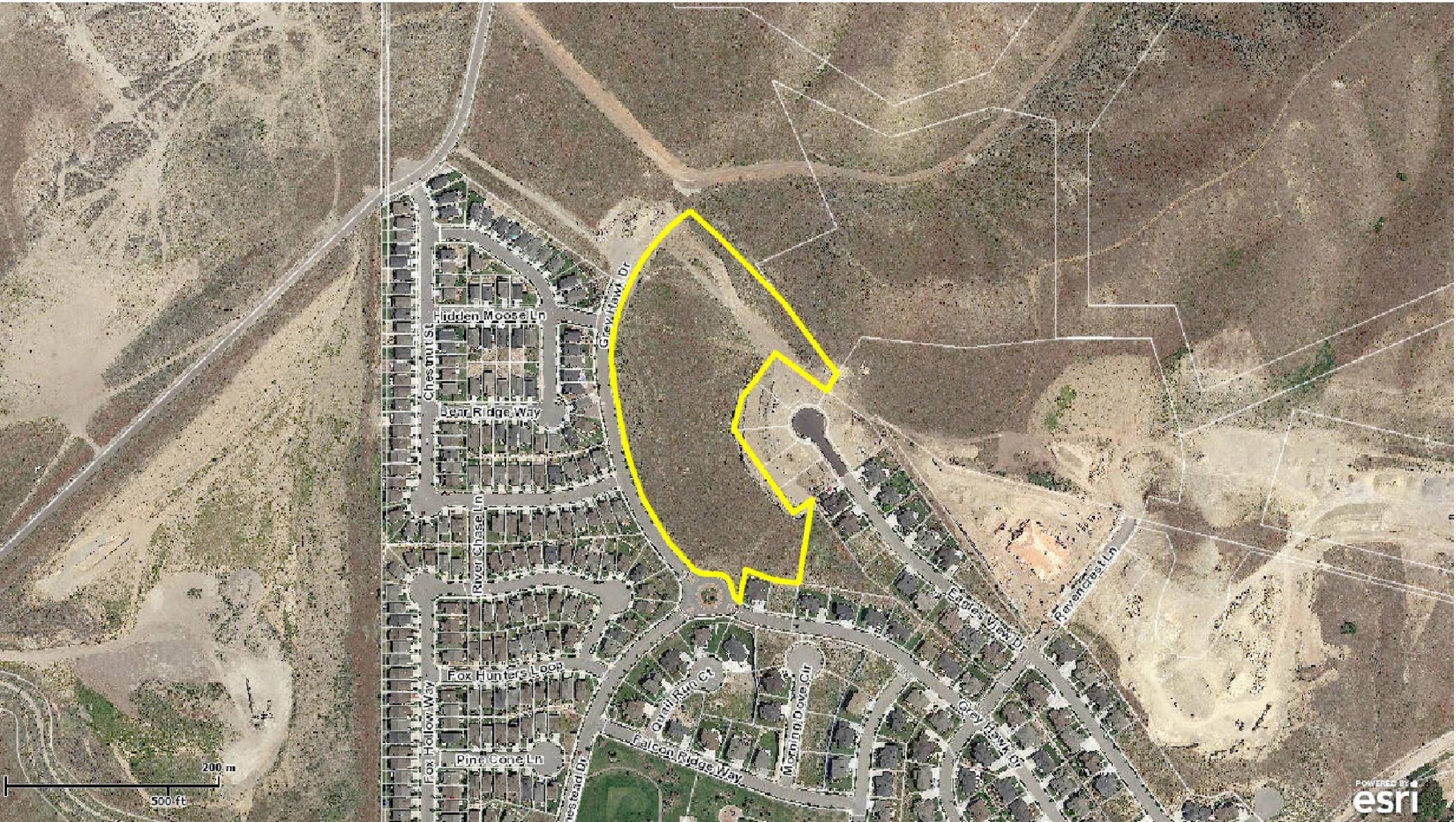
Zoning



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Rockwell Estates Plat B

Aerial



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