

River Park Zone Change and Concept Planning Commission Report		
Applicant:	ATC Development (Andrade Christensen)	
Requested Action/Purpose:	Review and recommendation for: a) A zone district map amendment b) Proposed concept for residential development	
Location:	Approximately 1500 North 2950 West	
Project Area:	12.518 acres	
Existing Zoning:	A-5	
Proposed Zoning:	R-1-22	
Existing General Plan Land Use Designation	VLDRA	
Adjacent Zoning and Land Use:	<i>North:</i>	RA-1 Newly approved Brailsford Subdivison
	<i>South:</i>	Jordan River Jordan River
	<i>East:</i>	TH-5 Residential/agricultural
	<i>West:</i>	TH-5 Agricultural/undeveloped
Date of Last DRC Review:	January 20, 2016	

Required Action

Planning Commission:	Review and recommendation
City Council:	Final Approval

APPLICABLE GENERAL PLAN LAND USE REGULATIONS

Very Low Density Residential/Agricultural (VLDRA)

The purpose of the Very Low Density Residential/Agricultural (VLDRA) classification is to provide for single-family residential areas within a rural setting, with an overall neighborhood density not to exceed 1.75 units per acre. Much of the area designated as VLDRA is located at the periphery of the City in the south and west areas where small-scale farming, hobby farming, or other agricultural uses are present. Where new development is allowed adjacent to existing agricultural areas, the new development must be sensitive to, and compatible with, the existing uses. Larger lot sizes and lower density zones that allow for animal rights will be encouraged where adjacent to such agricultural areas. In particular, provision should be made for hobby farms, ranchettes, or equestrian-related developments where the development is to be located adjacent to similar existing uses.

The VLDRA designation is also intended to encourage creativity and flexibility of planning and design through the use of Planned Residential Design projects and Planned Unit Developments, where clustering and open space, with a variety of lot sizes and a range of housing choices can be accomplished while still maintaining a base density of 1.75 units per acre. Applicable Zoning District classifications, depending on the area, include R-1-22 and A-1. RA-1 may also be permitted on properties that are no larger than 2 acres in size. Although new development in VLDRA areas is allowed, the existing agricultural uses will be encouraged to remain, and leap frog development into primarily agricultural areas will be discouraged. Growth should be directed in an orderly manner, growing outward from existing developed areas where public facilities are available.

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 04.060 Criteria for Approval, of the Lehi City Development Code, the Planning Commission should consider the following factors, among others, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

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

9/26/2008 – This property was annexed to a TH-5 Zone as a part of the Holbrook Annexation

ANALYSIS

Zone change:

The applicant is requesting an amendment to the Zone District Map from TH-5 to R-1-22. The requested zoning is consistent with the General Plan Land Use Map designation of VLDRA. Prior to recordation of the zone change, a water dedication will be required.

Concept:

Concurrent with the proposed zone change to R-1-22, the applicant has filed a concept for 20 single family residential lots. The subject parcel is located along the Jordan River and Jordan River Trail. As per the draft Jordan River Overlay ordinance, lots 9-12 on the south should be moved such that the roadway is adjacent to the river trail (so the road fronts the river trail to eliminate having the trail in backyards, which could be a potential safety issue, providing access and visibility to the trail and river). As per DRC reviewed, it was noted that the City could consider design considerations, such as reduced setbacks, lot sizes, frontages, etc, in lieu of the developer providing a layout

ACTION/RECOMMENDATIONS

Zone Change:

The Lehi City Development Code does not identify specific findings that must be made by the Planning Commission on a recommendation of a zone change. Although no specific findings are identified by the Development Code, Section 04.060 specifies Criteria for Approval. The Planning Commission should consider the following factors, which may be included as findings in the motion, when reviewing a zone amendment:

1. The effect of the proposed amendment on the character of the surrounding area;
2. Consistency with the goals and policies of the General Plan;
3. Consistency and compatibility of the proposed zone with the General Plan land uses of nearby and adjoining properties;
4. The suitability of the properties for the uses requested and their suitability for the existing uses identified by the General Plan;
5. Whether a change in the uses allowed for the affected properties will unduly affect the uses, or proposed uses for nearby and adjoining properties;
6. The gain to the public health, safety, and welfare from the existing classification to the proposed amendment; and
7. The overall community benefit of the proposed amendment.

Concept:

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.

**River Park Concept
DRC Redline Comments**

Andrade Christensen – Requests Concept Plan review for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 zone.

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

Representatives of the Applicant Present: None present.

Date of Plans Reviewed: 1/14/16

Time Start: 1:45 PM

Time End: 1:52 PM

DRC REDLINE COMMENTS:

Brent – Power:

1. The closest power is on 2650 West. A line extension will be required from that point.

Kerry – Fire: No comments.

Greg – Water/Sewer:

2. There is a Lehi Irrigation ditch that will need to be addressed at the time of development. Contact Tony Trane.

Todd – Public Works: No comments.

Kim – Planning:

3. Suggest considering a layout that puts the southern roadway along the County’s trail right of way to open up the river corridor along the south side of the road. The City may consider design considerations (reduced setbacks, lot sizes, frontages, etc.) in lieu of the developer being willing to look at a more creative road layout as suggested.
4. Need to address the small remnant parcel on the east side of lot 13.
5. Work with the City to provide a trail connection in the easement if the standard 22,000 square foot lot layout is approved. Coordination with the County will be needed for connection to the trail.

Gary – Building/Inspections:

6. A soils report will be required at the time of preliminary subdivision.

Mike – Public Works: No comments.

Ross – Engineering:

7. Sewer is available on the south side of the project adjacent to the Jordan River Trail. Will need to maintain an easement and access to the existing sewer on the south side of the proposed development.
8. Storm Drain – most likely outfall is to the river or to nearby wetlands adjacent to the river. Will need to go through permitting with the state and other applicable agencies.
9. Water and pressure irrigation will need to be extended to the project from Parkside Drive.
10. The project is ever expanded it will need looped waterlines after 36 units. (there are already 10 units connected on park side drive, and an additional 4 approved)
11. 1500 North is a 70’ Master Planned Major Collector.
12. Will need to pipe the storm drain/ditch on along 1500 North in a 36” pipe
13. There is a 10” culinary water line master planned to come through the project from north to south.
14. There is a 12” pressure irrigation water line master planned to come through the project from north to south.
15. Recommend providing access to the Jordan River Trail through the south side of the development, recommend fronting the road along the trail, along the south boundary of the property.

Craig – Parks: No comments.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 11, 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.

TRANE ENGINEERING, P.C.

Engineering, Surveying & Planning

27 East Main Street Lehi, UT. 84043 (801) 768-4544 Fax (801) 768-3733

12/20/15

Lehi City

Attn: City Council and Staff

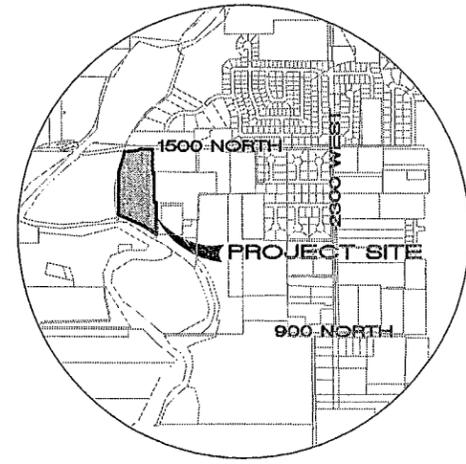
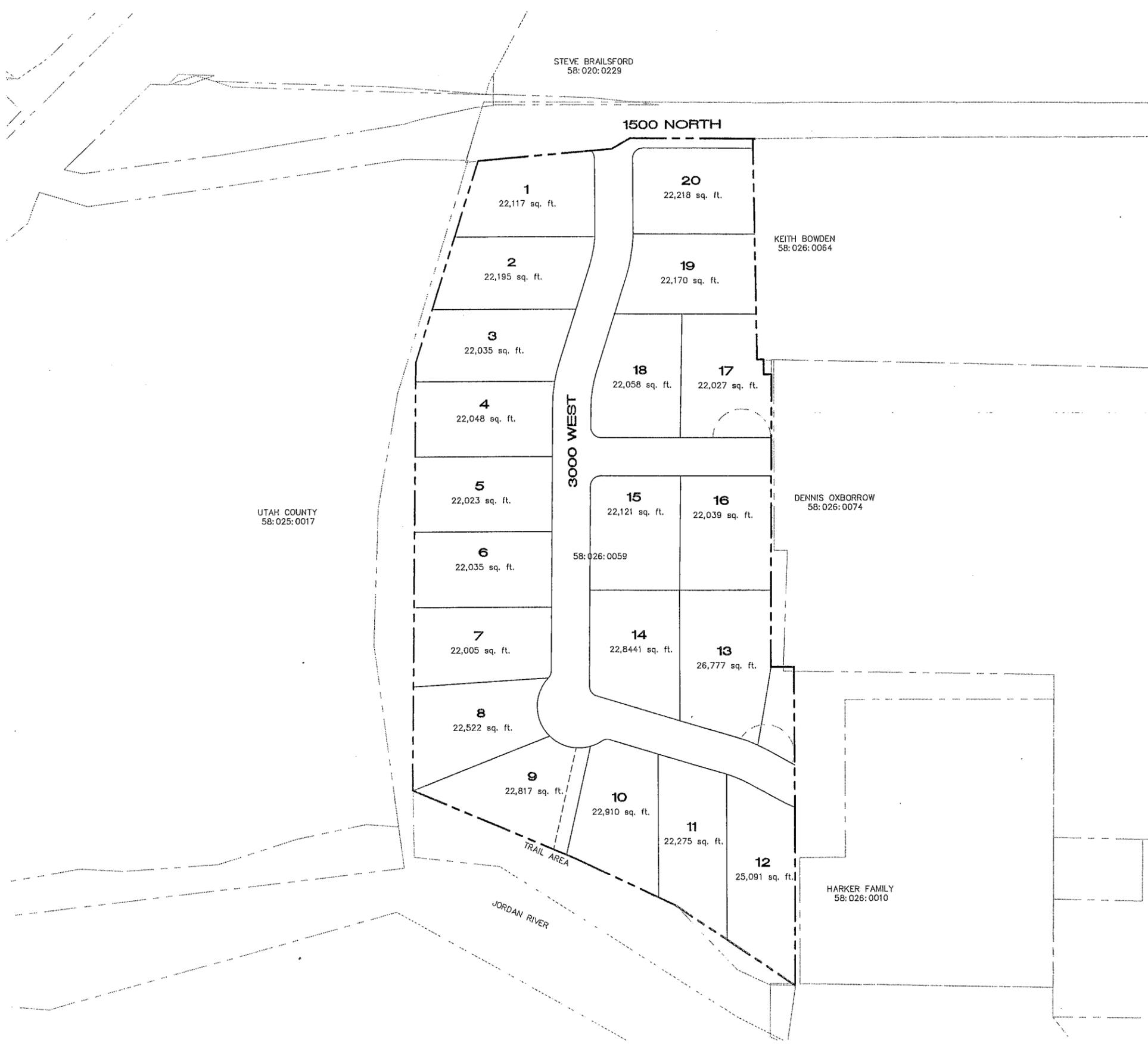
Subject: 1500 NORTH ALLRED PROPERTY ZONE CHANGE AND CONCEPT REQUEST.

The property of approximately 12.51 acres located at 3000 West 1500 North is proposing to modify the zone of the property to R1-22. The zone change is in line with the recent zone changes requested with in the vicinity of this property. The property is proposed to be developed anticipating 20 half acre lots. The property is along the Jordan River and the Jordan River Trail corridor. A discussion with staff and the Council is anticipated for a potential trail connection in the vicinity of this proposed development.

The development proposal is consistent with current development in the area.

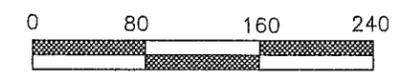
Thank you for your consideration of this matter.

RECEIVED
JAN 14 2016
LEHI CITY



VICINITY MAP

LAND USE:	
PROJECT AREA=	12.51 ACRES
ZONING=	R-1-22
TOTAL LOTS=	20 LOTS
OVERALL DENSITY=	1.60 LOTS PER ACRE



RECEIVED
JAN 14 2016
LEHI CITY

(24"x36")
SCALE: 1" = 80'
(11"x17")
SCALE: 1" = 160'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			TGT
2			TGT
3			12/11/2015
4			COGO FILE

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LEHI, UTAH

1500 NORTH ALLRED
A RESIDENTIAL SUBDIVISION

CONCEPT

JOB
CHBROS
SHEET NO.
1 OF 1

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