

Willow Cove Phase 2 Concept Planning Commission Report		
Applicant:	Ivory Development	
Requested Action/Purpose:	Review and recommendation on a concept	
Location:	Approx. 900 West 300 South	
Project Area:	7.03 acres	
Existing Zoning:	A-1	
Existing General Plan Land Use Designation	Low Density Residential	
Adjacent Zoning and Land Use:	<i>North:</i>	A-1 Undeveloped
	<i>South:</i>	R-1-8 Single-family residential (Creekside Farm)
	<i>East:</i>	A-1 Undeveloped
	<i>West:</i>	RA-1, R-1-8, County Single-family residential (Saddlebrook)
Date of Last DRC Review:	February 3, 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 – The subject property was included in the original incorporation of Lehi City.

ANALYSIS

The applicant requests approval of a concept plan for a proposed 20-lot residential subdivision at 300 South 900 West. This is a standard subdivision with no PUD or PRD overlay. Access for the project will come off of 300 South and the subdivision will connect into Emerald Lane in the Creekside Farms subdivision (which is currently under final subdivision review) as shown on the concept map.

The total density of this project is 2.84 units per acre with lots ranging in size from 8,002 square feet to 14,995 square feet. In order for any of these lots to be conforming, a zone change will be required. Since the property falls under the Low Density Residential general plan designation, an R-1-Flex zone may be requested which would allow this layout. According to the Development Code, developments within the R-1-Flex zone which are under 1- acres can have a maximum density of 3.25 units per acre and a minimum lot size of 8,000 square feet.

There is an existing building on the lot that will need to be identified and labeled as to whether it will remain or be removed at the time of subdivision. There also seems to be a shed on the property to the west at 957 West 300 South which has a shed/accessory building that crosses over the property lines and will need to be addressed.

Since several neighboring properties are in agricultural zones, a right-to-farm analysis will be required at the time of subdivision application. The DRC commented that there is a Lehi irrigation ditch that crosses the property and needs to be addressed with development. Please consider other DRC comments as part of the motion.

ACTION/RECOMMENDATIONS

The Planning Division staff recommends a **POSITIVE RECOMMENDATION** to the City Council for the proposed Willow Cove concept plan including the DRC comments. This recommendation is based on the following findings:

1. The applicant has indicated the intention to file a zone change to R-1-Flex, which is in line with the property’s General Plan designation.

2. The proposed layout meets the requirements of the R-1-Flex zone.
3. The proposed layout provides a variety of lot sizes within the subdivision.
4. The proposed concept is consistent with the Lehi City Development Code
5. The proposed concept conforms to the goals and policies of the General Plan.
6. The proposed concept does not affect the health, safety, welfare, and morals of the City.

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.

**Willow Cove Phase 2 Concept Review
DRC Comments**

Ivory Development – Requests Concept Plan review for Willow Cove Phase 2, a 20-lot residential development located at 900 West 300 South in a proposed R-1-Flex zone.

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

Representatives of the Applicant Present: Bryon Prince and John Bohem

Date of Plans Reviewed: 1/28/16

Time Start: 3:05 PM

Time End: 3:25 PM

DRC COMMENTS:

Glade – Power:

- a) At the time of final review, show the existing nearby electrical equipment.
- b) Please provide a ‘dwg’ format drawing to the Power Department for the circuit design and conduit/equipment placement. Send to: gladek@gwmail.gwu.edu

Kerry – Fire: No comments.

Greg – Water/Sewer:

- c) There is a Lehi Irrigation ditch that crosses the property that will need to be addressed as the project moves forward.

Todd – Public Works: No comments.

Kim – Planning:

- d) Need to show the full road section along the detention basin at the south end of the project.

Gary – Building/Inspections:

- e) Provide a soils report at the time of Preliminary Subdivision application.

Mike – Public Works: No comments.

Ross – Engineering:

- f) The road section the developer will need to build is a 41’ section.
- g) If the detention ties into Dry Creek, a Stream Alteration Permit will be required.
- h) This development needs to connect to the utilities in 300 North and Emerald Lane.
- i) If the grade of the road is much higher than the adjacent property and will require a wall or a slope easement with an agricultural right-to-farm fence.

Craig – Parks:

- j) Revise detention. Recommend incorporating detention into a lot.

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON FEBRUARY 25, 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.

IVORY DEVELOPMENT, LLC

Memo

To: Lehi City
From: Bryon Prince, Ivory Development
Date: January 28, 2016
Re: Willow Cove II concept plan and zone map amendment narrative

The proposed Development is approx. 7.1 acres located at 900 West 300 South. Ivory is proposing to rezone the property from an A1 to R-1-Flex zone. The subdivision would include twenty (20) single family lots with an average lot size of 11,211 sq ft and 2.8 du/acre. Ivory plans to build the floor plans found in their 2016 Catalog of Homes. The proposed lot sizes and home construction will complement the surrounding neighborhood.

RECEIVED
JAN 28 2016
LEHI CITY



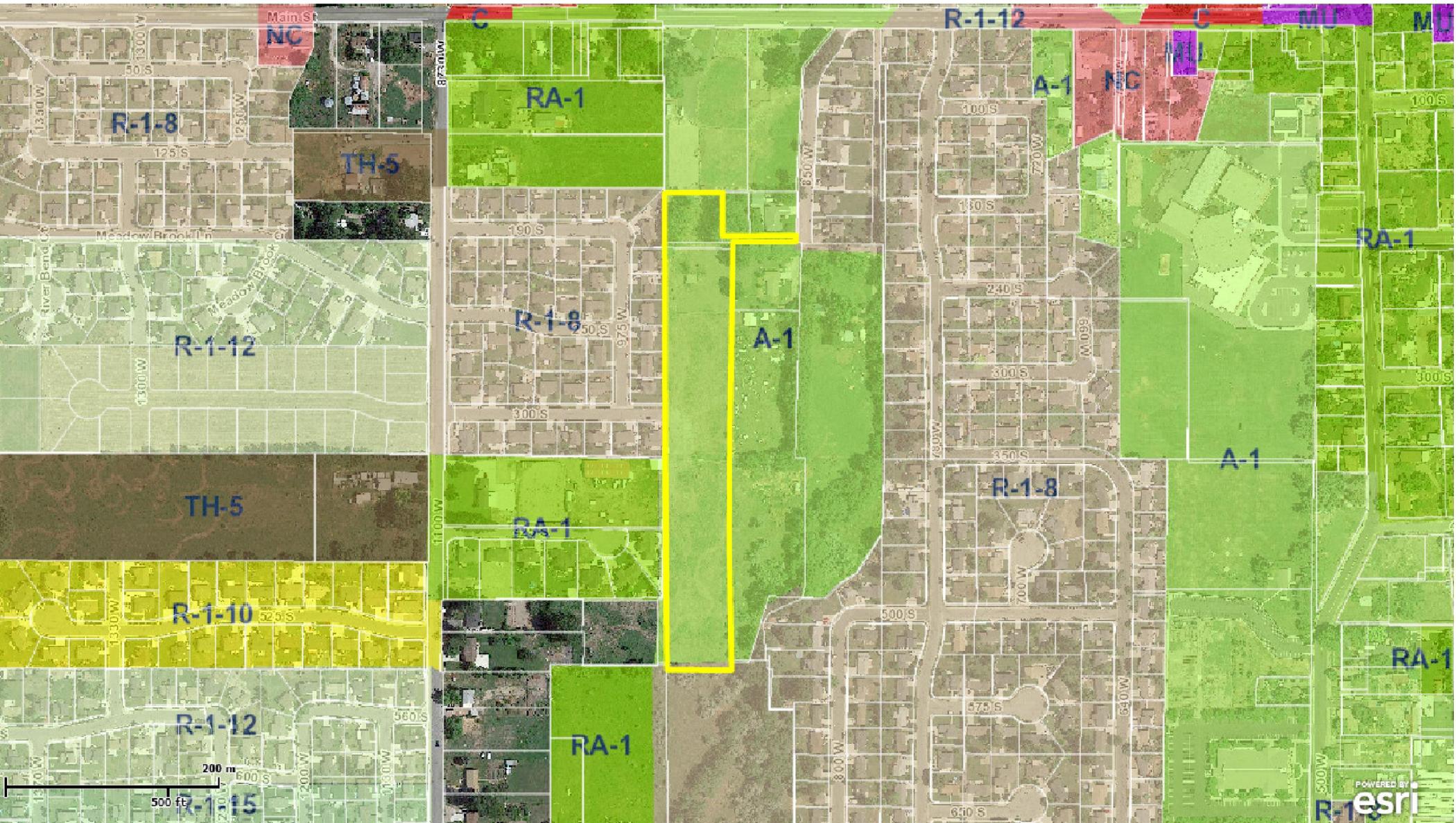






Willow Cove Phase 2

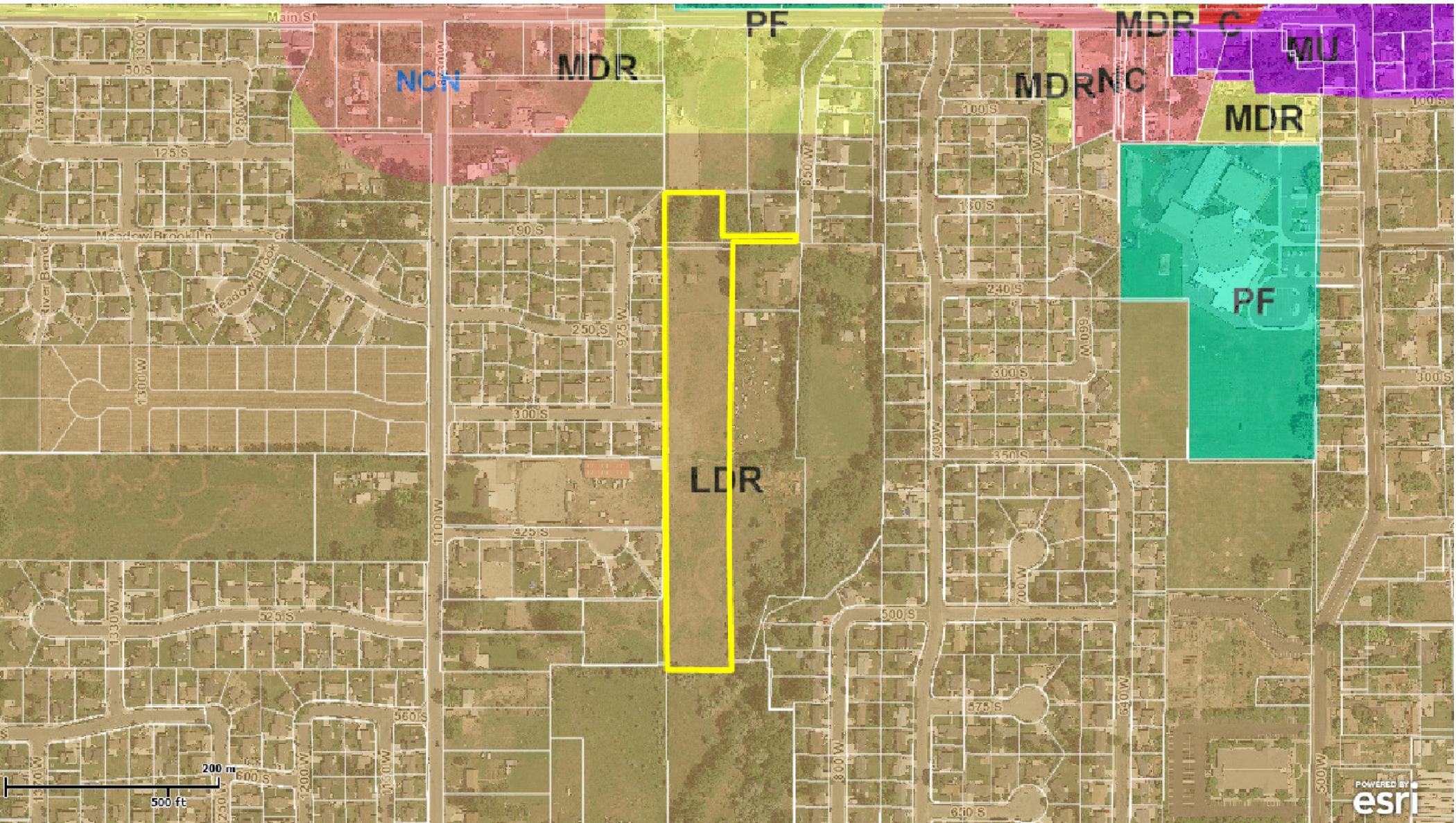
Zoning



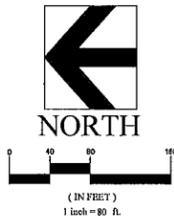
Thu Feb 18 2016 09:09:11 AM.

Willow Cove Phase 2

General Plan



Thu Feb 18 2016 09:09:41 AM.



WILLOW COVE, PHASE 2 / HESS COMPOSITE

CONCEPT NARRATIVE RESIDENTIAL

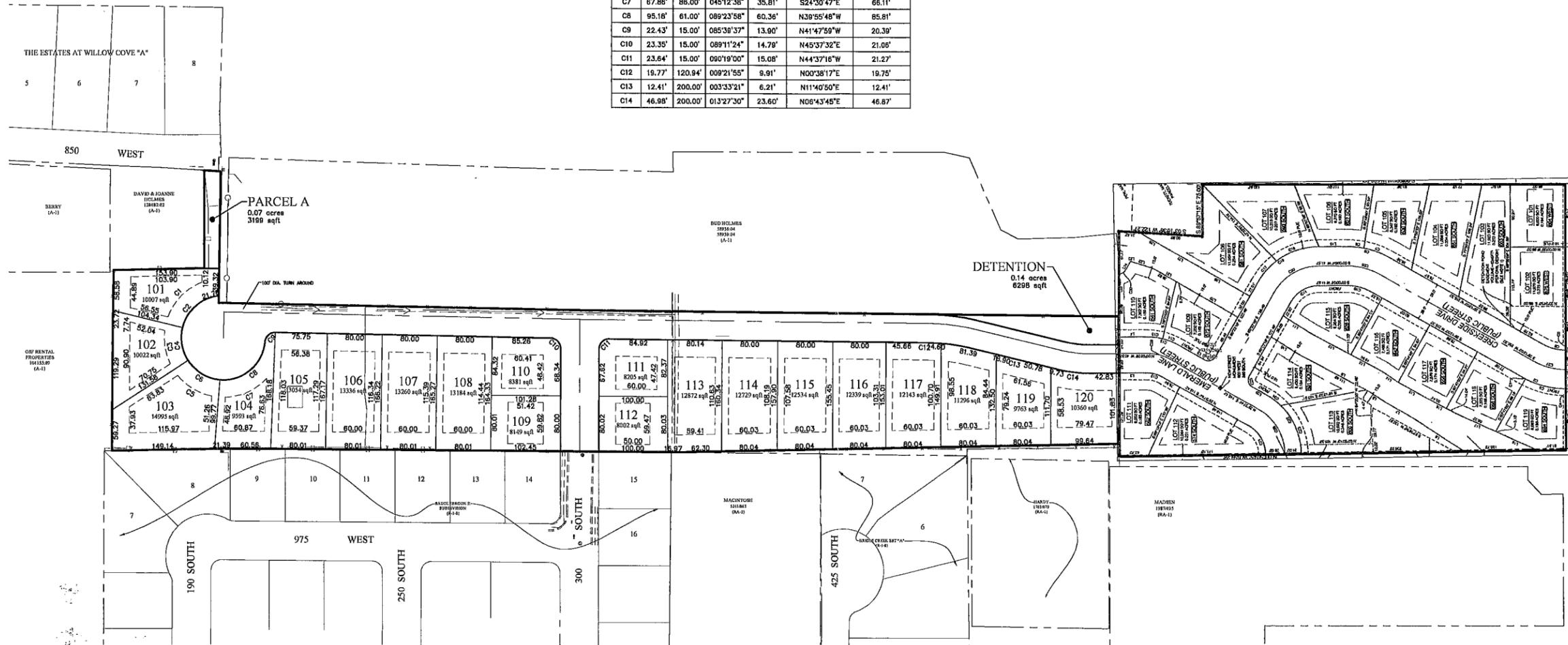
LOCATED AT:

ORIGINAL PROPERTY 7.03 ACRES
 SINGLE FAMILY LOTS 20
 TOTAL DENSITY 2.84 UNITS/ACRE

ZONE REQUIREMENTS

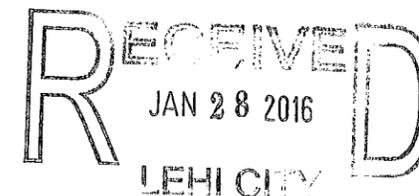
ZONE: R-1-FLEX
 LOT SIZE: 8,000 SF MIN
 FRONTAGE: 80'
 CUL-DE-SAC RADIUS: 61'
 ROW WIDTH: 56'

Curve Table						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	72.88'	86.00'	048°25'16"	38.67'	N45°30'25"W	70.54'
C2	52.88'	61.00'	049°40'01"	28.23'	S51°33'41"E	51.24'
C3	49.50'	88.00'	032°58'32"	25.45'	S80°26'23"W	48.82'
C4	49.33'	61.00'	046°19'50"	28.10'	N80°26'23"E	47.99'
C5	58.76'	88.00'	039°09'01"	30.58'	S31°01'20"W	57.63'
C6	55.90'	61.00'	052°30'18"	30.09'	N31°01'20"E	53.98'
C7	67.88'	88.00'	045°12'38"	35.81'	S24°30'47"E	66.11'
C8	95.18'	61.00'	089°23'58"	60.36'	N39°55'48"W	85.81'
C9	22.43'	15.00'	085°38'37"	13.90'	N41°47'59"W	20.39'
C10	23.35'	15.00'	089°11'24"	14.79'	N45°37'32"E	21.06'
C11	23.64'	15.00'	090°19'00"	15.08'	N44°37'16"W	21.27'
C12	19.77'	120.94'	009°21'55"	9.91'	N00°38'17"E	19.75'
C13	12.41'	200.00'	003°33'21"	6.21'	N11°40'50"E	12.41'
C14	46.98'	200.00'	013°27'30"	23.60'	N06°43'45"E	46.87'



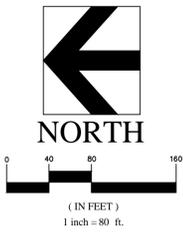
GENERAL NOTE:

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DESIGNED BY:





WILLOW COVE, PHASE 2 / HESS COMPOSITE

CONCEPT NARRATIVE RESIDENTIAL

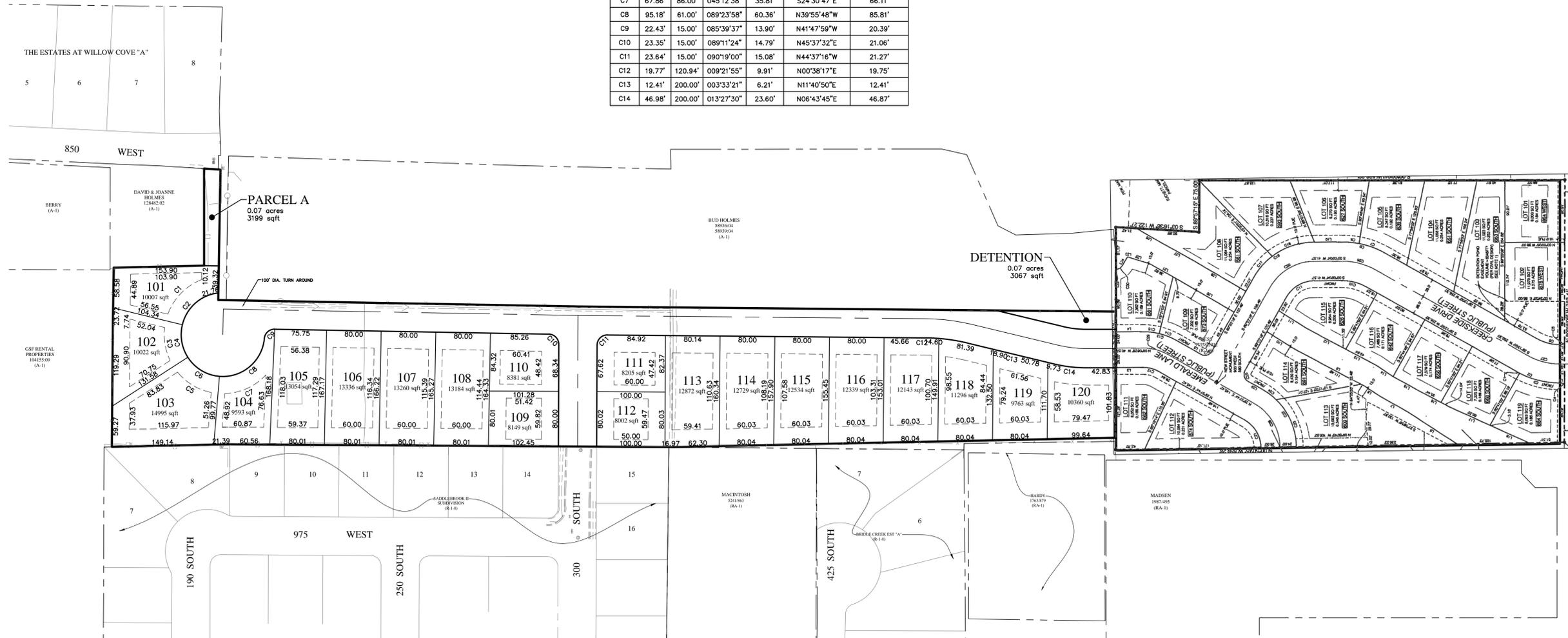
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