

ISSUE

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

BACKGROUND

Applicant:	ATC Development (Andrade Christensen)	
Requested Action/Purpose:	Review and recommendation for a 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	

HISTORY

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

ANALYSIS

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 review, 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

RECOMMENDATION

Planning Division Staff Recommendation:

The Planning Division recommends **APPROVAL** of the proposed River Park Concept contingent upon the City Council approval of the concurrently filed zone change to R-1-22, including the requirement to have the road moved towards the Jordan River so there are no lots backing the existing Jordan River Trail. If approved, the suggested motion would include approval with all DRC comments.

Planning Commission Recommendation:

The Planning Commission reviewed this item on February 11, 2016, and the following motion was made:

Janys Hutchings moved to recommend approval of Andrade Christensen's request for a Concept Plan for River Park, a 20-lot residential development located at approximately 1500 North 2950 West in a proposed R-1-22 zone and that this is contingent on City Council's approval of item 5.2, including all DRC comments; including the DRC comment especially about the moving of the road towards the Jordan River Trail; noting that this does not adversely affect the health, safety and welfare of the City and it fits in with the General Plan. Second by Scott Dean. Motion carried unanimous.

There was no public comment received for this item.

**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.

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