



PLANNING COMMISSION STAFF REPORT

SUBJECT: Request to approve the Preliminary Major Subdivision for Saint Marcos Circle, a 5-lot single-family residential subdivision located in the R-1-10 Zone.

SUMMARY: **Saint Marcos Circle;** 7892 & 7898 South 2200 West; Preliminary Subdivision Plat (6 lots on 1.73 acres); R-1-10C Zone; New Element Construction/Darin Juncker (applicant) [Megan Jensen/Todd Johnson #34412; parcel 21-33-227-007, 008, 010]

STAFF RECOMMENDATION: Based on the analysis and findings contained in this Staff Report, staff recommends that the Planning Commission approve the Preliminary Major Subdivision Plat for Saint Marcos Circle, a 5-lot single-family residential subdivision located in the R-1-10 Zone on approximately 1.73 acres at 7892/7898 South 2200 West, with the Conditions and Requirements of Approval listed in this report.

MOTION RECOMMENDED: "I move that the Planning Commission approve the preliminary subdivision plat for the Saint Marcos Circle Subdivision located in the R-1-10 Zone located approximately at 7892/7898 South 2200 West subject to the requirements of approval listed in the Staff Report."

CONDITIONS AND REQUIREMENTS OF APPROVAL:

1. The subdivision development shall comply with all applicable West Jordan City Code standards.
2. All applicable West Jordan City departmental requirements must be met prior to final subdivision approval and recordation of the approved final subdivision plat.
3. Apply for a Demolition Permit of the structures through the Building & Safety Department prior to Final Subdivision approval.
4. The approved preliminary subdivision plat shall remain valid for 1 year following the date of approval. One 6-month extension may be granted by the Zoning Administrator if, upon written request by the owner/developer, the Zoning Administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.

I. BACKGROUND:

The proposed subdivision will encompass three existing parcels at 7898 South 2200 West (which covers two parcels) and 7892 South 2200 West. The properties are on the west side of Veterans Memorial Park across 2200 W. The northern section of the proposed subdivision is comprised of two parcels which are 0.42 acres and 0.31 acres. The southern section is comprised of one parcel

which is 1 acre, making the total proposed subdivision 1.72 acres.

There are two houses on the properties, including one on the northwest side and one on the east side. Additionally, there are four existing accessory structures across the properties. All existing structures are proposed to be demolished.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Condition
North	Low Density Residential	R-1-10C	Single-Family Residential
South	Low Density Residential	R-1-10C	Single-Family Residential
West	Parks and Open Lands, Very Low Density Residential	R-1-10C, RR-.5C	South Jordan Canal, Single-Family Residential
East	Parks and Open Lands	P-F	Veterans Memorial Park

The applicant is requesting preliminary approval of the Saint Marcos Circle Subdivision, which is a single-family residential subdivision comprising 1.72 acres in total area and consisting of 5 lots.

There will be one public road and cul-de-sac entering the subdivision and will be built to City standards. Fencing will be provided along the canal, of which the design and materials will need to be reviewed and approved by the Planning Commission.

III. FINDINGS OF FACT:

Section 14-3-7 Findings for Approval.

Prior to approving a Preliminary Subdivision Plat, the Planning Commission shall make findings on the following criteria and shall have the duty and power to approve, disapprove, and/or require modifications as deemed necessary to carry out the purpose of §14-3-7 of the West Jordan City Code.

Criteria A. The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City General Plan;

Staff Analysis: The Future Land Use Map of the General Plan designates this property as Low Density Residential, which is intended primarily for single-family residential development. The R-1-10 zoning designation follows the general plan's Low Density designation. The subdivision is comprised of five lots at approximately 11,000-12,000 square foot lots and is therefore consistent the R-1-10 zoning designation and principles in the General Plan.

Staff Opinion: The proposed development conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.

Criteria B: The proposed site has adequate access to public streets and highways to carry

the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient;

Staff Analysis: The proposed subdivision will have one public access off 2200 West which will be 50-feet wide and will end in a cul-de-sac. The road will be built according to City standards and will include a 5-foot sidewalk. There is an existing sidewalk along 2200 West, and the new sidewalk will contribute to pedestrian accessibility. Staff does not foresee the 5-lot subdivision creating traffic issues, and the subdivision has adequate access to public roads.

Staff Opinion: The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the subject use, and the proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.

Criteria C: Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreation facilities, police and fire protection, storm water drainage systems, water supplies, wastewater, and power are adequate to serve the site:

Staff Analysis: All lots in the Saint Marcos Subdivision will be serviced by public water and sewer utilities, as well as private power, gas and telecom utilities. The water and sewer lines will connect to the existing main lines in 2200 West. There is no existing storm drain line in 2200 West, therefore the developer will install this line which will extend north in 2200 West, then east within Veterans Memorial Park to the nearest outfall point along Veterans Memorial Parkway. The City would reimburse a certain amount of the installation of the line within the park property, after a reimbursement agreement is signed.

City code requires overhead power poles and lines to be buried underground for new subdivision developments. This requirement will be met as noted on the civil plans.

The subdivision will be serviced by Westvale Elementary, Joel P. Jensen Middle, and West Jordan High School.

The Engineering and Fire Departments have reviewed the plans and determined there are adequate public facilities to service the subdivision. The Traffic Engineer has reviewed the plans and has no concerns.

Staff Opinion: Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, and power are adequate to serve the site.

Criteria D: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city.

Staff Analysis: The proposed plat complies with all applicable provisions of the City subdivision and zoning ordinances. The subdivision area is zoned R-1-10, which requires a minimum lot size of 10,000 square feet. All the lots will be slightly larger than 11,000 square feet, while one will be over 12,000 square feet. Corner lots are required to be at least 11,000 square feet in area. All the corner lots meet this requirement.

The R-1-10 zone also requires a minimum lot width of 85 feet, and all the lots exceed this requirement. Lot 7 will have street frontage that will be narrower than the 85 feet width due to cul-de-sac or curve frontage, in which case the zoning ordinances allow a narrower frontage if the 85 feet of lot width can be met at the building setback line. This lot has been measured and been found to meet the minimum lot width requirement at the 22' building setback line.

The required building setbacks for the R-1-10 zone are listed as follows:

- *Front Yard: 30' (22' for a cul-de-sac)*
- *Rear Yard: 25'*
- *Side Yard (Interior): 8'*
- *Side Yard (Corner): 20'*
- *Rear Yard (Corner): 20'*

These setbacks are shown on the subdivision plat and comply with R-1-10 zoning standards.

A 6-foot tall fence is required along canals or similar safety hazards. The subdivision abuts the South Jordan Canal and a 6' white vinyl fence will be constructed along the entire length of the canal bank. If the Planning Commission does not approve of the proposed vinyl fencing, the applicant would prefer chain-link fencing.

Staff Opinion: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city.

IV. CONCLUSION:

Based on the analysis and findings contained in this Staff Report, staff recommends that the Planning Commission approve the Preliminary Major Subdivision Plat for Saint Marcos Circle, a 5-lot single-family residential subdivision located in the R-1-10 Zone on approximately 1.73 acres at 7892/7898 South 2200 West, with the Conditions and Requirements of Approval listed in this report.

V. ATTACHMENTS:

Exhibit A: Aerial map
Exhibit B: Zoning & Future Land Use Map
Exhibit C: Preliminary Subdivision Plat
Exhibit D: Civil Plans