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MEMORANDUM

March 21, 2019

To: Planning Commission
From: Community Development Department
Subject: Parkview Villas Amended Subdivision – Preliminary Review SUB-02-19-5620
 925 E. 11400 S. Zone: RM(8)
 [Community #13 – Alta High]

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
Case Number	Case Summary
SUB-08-16-5122	The Planning Commission determined that preliminary review was complete for the Parkview Villas Subdivision on November 3, 2016.
SUB-05-16-5081	The Planning Commission approved the IHC South Sandy subdivision on June 16, 2016, which subdivided the IHC South Sandy clinic property into two (2) lots.
ZONE-01-16-4909	The City Council approved a request to rezone 1.65 acres of land from PO (Professional Office) to RM(8) (Residential Multi-Family). The Cove at 114 Rezone application was approved on March 29, 2016.

DESCRIPTION OF REQUEST

The applicant, Darren Nate, is requesting preliminary subdivision review from the Planning Commission for an amendment to a previously approved subdivision. The proposed amendment will modify the ownership of the drainage area along 11400 South and slightly adjust the lot line between Lots 12 and 13. The applicant brought the amendment request to staff due to some minor complications during the construction and sale of the properties.

BACKGROUND

The original subdivision plat that was recorded in March 2018 created 13 attached single-family lots in the subdivision, six (6) of which have permits for construction. It was discovered that the homes on Lots 12 and 13, which are nearing completion and share a zero lot-line, were not surveyed correctly. Consequently, the house on Lot 12 encroaches approximately one foot into Lot 13. The proposed new amended plat moves the lot line to reflect where the homes have been built.

The previously recorded plat for this subdivision showed detention ponds along the frontage of 11400 South. These ponds, which are owned and maintained by the HOA, serve to hold storm water for the

entire subdivision. However, the plat showed that the area surrounding each of the detention ponds was owned by the owners of Lots 1 and 13. The applicant is proposing to amend this to show that the entire area along the frontage of 11400 South is owned and maintained by the HOA for the subdivision.

NOTICE

Notices were mailed to property owners within a 500 foot radius of the subject parcel to notify them of the Planning Commission meeting. Because the application is a minor amendment of an existing subdivision and not a proposal for a new subdivision, it was determined that a formal neighborhood meeting was not necessary for this application. The developer still owns all of the 13 lots in the subdivision, so there were no participants of the HOA that needed to be notified.

ANALYSIS

A copy of the recorded subdivision has been provided with this report for comparison to the proposed amendment. The proposed amendment to the plat shows hatching across “Parcel ‘A’” and “Parcel ‘B’” along the frontage of 11400 South to delineate that these areas will be owned and maintained by the HOA. Because City Code requires that all existing structures be surveyed and drawn on a plat, the proposed amended plat shows the location any of the homes or any poured foundations currently present on the property. The lot line between Lots 12 and 13 has been adjusted to reflect the location of the homes that have been built. All existing improvements that have been installed as part of the original subdivision (including curb and gutter, private street, and landscape buffer) will remain and will not be altered as a result of this application.

The only concern that staff has with this application is ensuring that future construction of homes in the subdivision will be accurately surveyed so that no other amendments will be necessary. Staff will not be issuing any additional building permits for this subdivision until the proposed amended plat records.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission determine that preliminary review is complete for the **Parkview Villas Amended Subdivision** located at approximately 925 East 11400 South, subject to the following conditions:

Conditions

1. That the applicant complies with each department’s comments and redlines throughout the final review process and that all issues be resolved before the subdivision can be recorded.
2. That all City provisions, codes and ordinances are adhered to during the review, construction, and operations process of this project.
3. That a certificate of survey to verify the location of the homes be required during footing inspection for all future building permits for new construction in this subdivision.

Planner:



Mitch Vance
Planner

Reviewed by:



Brian McCuiston
Planning Director