



Legislation Details (With Text)

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Title: Woodhaven Estates
Preliminary Site Plan Review
7613 S. 300 E.
[Community #3, Sandy Woods]

Sponsors:

Indexes:

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Attachments: 1. Staff Report, 2. Site Plan Set

| Date | Ver. | Action By | Action | Result |
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| 11/16/2023 | 1 | Planning Commission | tabled | Pass |

Agenda Item Title:

Woodhaven Estates
Preliminary Site Plan Review
7613 S. 300 E.
[Community #3, Sandy Woods]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

The applicant and property owner, Brandon Fry, is requesting preliminary Subdivision and Site Plan for the property located at approximately 7613 S. 300 E. The proposal consists of the creation of 24 units and the dedication of a public street through the property. Based upon the applicant's submittal, three special exceptions will also be required for the current design which include the following: providing two points of ingress/egress, reductions to the minimum required road profile by eliminating parkstrips and sidewalks, and the creation of lots which do not front onto a public street. Please reference the applicant's letter (Exhibit A) and application materials (Exhibit B).

The property is zoned Planned Unit Development (PUD) which requires that the Planning Commission review and approve the proposed building materials, building design, exterior fencing, landscape (open space), and amenities for the project. The Planning Commission may also require specific setbacks, buffers, building heights, and site arrangements where it is determined to be appropriate. The Planning Commission reviews developments within the PUD (12) zone to ensure the site plan follows the purpose and design objectives outlined in the ordinance. Additionally, the proposed Subdivision and Special Exceptions require Planning Commission review.

A full staff report and exhibits are attached for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission determine that the preliminary site plan review for Woodhaven Estates located at 7613 S. 300 E. is substantially complete based on the following findings and subject to the following conditions:

Findings:

1. That the proposed configuration is an efficient use of the land.
2. That the proposed development can be adjusted to comply with the requirements of the Planned Unit Development zone.
3. That the various City Departments and Divisions have preliminarily approved the proposed subdivision plat.

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 development can be approved.
2. That the existing private easement that provides access to lots 8, 9, 10 of the Sandy Woods Subdivision be vacated. Said lots shall be provided with driveways and drive approaches onto Sandy Park Circle as agreed to by the individual lot owners. The existing 6 foot fence along the circle shall also be removed to allow for this access and conform with front yard requirements. These proposed offsite improvements shall be shown and made part of the final site plan set.
3. That all city provisions, codes, and ordinances are adhered to during the review, construction, and operations process of this project.
4. All pad site areas be revised to accurately reflect all cantilevers, chimneys, porches, patios, decks, etc.
5. That the applicant works with staff to amend the architecture for the townhomes to address the concerns discussed in this report. If any significant change to materials or design, be required to come back to the Planning Commission for approval.
6. That the applicant works with staff to amend the layout and configuration of the development to better align and comply with the purpose, design objectives, and setback requirements of the Planned Unit Development code. If there is a significant change in layout and configuration of the development that it be required to come back to the Planning Commission for approval.
7. That the Planning Commission determine an appropriate amenity package for the application.