



## Legislation Text

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**File #:** SUB-04-19-5647, **Version:** 1

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### **Agenda Item Title:**

Kemry Place Subdivision (Prelim Review) - 4 New Lots  
590 E. & 606 E. 10600 S.  
[Community #11 - Crescent]

### **Presenter:**

Darryll Wolnik

### **Description/Background:**

The applicant, Bob Kelez, is requesting preliminary subdivision review for a proposed four lot subdivision located at approximately 590 E. & 606 E. 10600 S. The subject property is 2 acres in size and consists of two existing parcels. The proposed subdivision would modify the existing two lots and create a total of four buildable lots. The two existing homes will be removed as part of the subdivision. All four lots would be accessed from a proposed public cul-de-sac road with access to 10600 S.

### **Recommended Action and/or Suggested Motion:**

Staff recommends that the Planning Commission **grant a waiver** for a public street without a public sidewalk and park strip on the east side of the cul-de-sac, based on the following finding:

#### Findings

1. That the City Engineer has forwarded a positive recommendation to Planning Commission.

Staff recommends that the Planning Commission **grant a special exception** for a public street with only one point of access, based on the following findings:

#### Findings

1. That the proposed subdivision is an infill development.
2. That the proposed configuration is an efficient use of the land.
3. The City Engineer and Fire Marshal, as well as other reviewing departments, have recommended approval of this particular layout.

Staff recommends that the Planning Commission determine that the preliminary subdivision review is complete for the **Kemry Place Subdivision**, located at 590 E. & 606 E. 10600 S., subject to the following conditions:

1. That the applicants comply 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 of this project.
3. That all structures be removed as shown on the preliminary plat.
4. That homes be limited in height to 35 feet measured from the averaged finished grade of the home to the peak of the roof. That the homebuilder submit a certification of survey for height requirement at 4-way and foundation inspection for each home constructed.