



Legislation Text

File #: SPR06282021-006089 (CC), **Version:** 1

Agenda Item Title:

The Orchard at Farnsworth Farms (Site Plan Review of Changes)
11237 S. 700 East
[Community #11 - Crescent]

Presenter:

Craig P. Evans

Description/Background:

On September 16, 2021, the Planning Commission determined that preliminary subdivision and site plan review for the Orchard at Farnsworth Farms is complete, subject to a number of conditions. The PC Staff Reports for the site plan and for the subdivision have been uploaded for your review. Two changes were made to the conditions of approval for the site plan. First, they required an engineering analysis of the turnaround in front of the gates to ensure a vehicle can adequately turn to exit should they choose not to access the development, and that they be able to do so without any cars behind them having to move out of the way. The second change was they added a condition stating that all elevations, building materials, and colors were approved as presented to the Planning Commission. Several special exceptions (outlined in the staff report) were also approved by the Planning Commission for the Subdivision application.

Final review and approval will be done administratively by Community Development staff when staff determines that the Planning Commission conditions have been met. Currently, there has not been a building permit issued, so the Director of Community Development and City attorney cannot yet provide the certification letter. It is not anticipated that a building permit will be issued prior to November 1, 2021. Also, there have been revisions to Exhibit A of Ordinance #20-04, and there will be additional revisions during final review and approval by staff. The revisions made so far are articulated in the attached **Exhibit B**.

Recommended Action and/or Suggested Motion:

At this time, it is proposed that City Council take one of the following actions:

1. Accept the revisions to **Exhibit A** presented at this meeting (the **Revised Exhibit A**) and amend Ordinance #20-04 to: (a) Extend the November 1, 2021, deadline; (b) attach the **Revised Exhibit A**; (c) authorize the City Recorder to publish Ordinance #20-04 after Community Development staff completes final review and approval, based on the conditions of approval adopted by the Planning Commission.
2. Do not accept or reject the revisions to exhibit A presented at this meeting, and amend Ordinance #20-04 to: (a) extend the November 1, 2021, deadline; and (b) require that City Council be advised of revisions to **Exhibit A** after plans have been finalized and final administrative review has been completed by Community Development staff.
3. Reject revisions and allow the time to expire.

