



## Legislation Text

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**File #:** SPR06282021-006089 (CC2), **Version:** 1

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**Agenda Item Title:**

The Orchard at Farnsworth Farms  
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:**

Motion to adopt ordinance 21-30 Option 1

OR

Motion to adopt ordinance 21-30 Option 2

OR

Take no action (rejects revisions and allows the time to expire on November 1, 2021)