



Legislation Text

File #: SUB04262021-006034, **Version:** 1

Agenda Item Title:

Monte Cristo at LaCaille Subdivision (Preliminary Review)
9701 S. 3775 E.
[Community #30 - Granite]

Presenter:

Craig P. Evans

Description/Background:

Mr. Chris McCandless has submitted an application for a preliminary subdivision review of a proposed development called Monte Cristo at LaCaille. This property (approximately 7.77 acres) is proposed to be subdivided into 13 single-family lots. The applicant is not asking for any overlay zones to be applied, but is asking for a number of special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

The proposed project is located at 9701 S. 3775 E. It is zoned R-1-15. It is bordered by the LaCaille property in the County to the west. To the south and the east are single-family homes in the R-1-15 zone. To the north are single-family homes located in Cottonwood Heights.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the following special exceptions:

1. Private right-of-way less than 52 feet
2. Private Road with use of pavers for road material, and lots without public frontage
3. Waiver to requirement for sidewalk & parkstrip on both sides of right-of-way
4. Subdivision with less than two points of ingress/egress
5. Single access road longer than 750' in the Sensitive Area Overlay Zone

and find that preliminary subdivision review is complete for Monte Cristo at LaCaille Subdivision, located at approximately 9701 S. 3775 E., based upon the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development.
2. That the proposed lot configuration is an efficient use of the land, and all lots comply with the requirements of the R-1-15 zone.

3. The City Engineer has provided a letter of recommendation for approval of the special exceptions (attached to this staff report) and other staff have recommended approving the special exceptions that have been requested from the City Land Development Code requirements for private roads with less than 52' of right-of-way, for lots with frontage onto a private road constructed using pavers rather than pavement or asphalt, for a waiver for the requirement of sidewalk and parkstrips on both sides of the right-of-way, for a subdivision with less than two points of ingress/egress, and for a private road longer than 500 feet but shorter than 750 feet.

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. A private homeowners association shall be established to ensure maintenance of the private road and all other common assets or other areas of maintenance for the development. A note shall be included on the plat to provide public notice of said HOA and maintenance requirements. The developer shall provide a capital reserve study and establish a reserve fund for the HOA.
4. That any additional road dedication as determined necessary by staff be shown with this plat.
5. That all lots comply with all requirements of the Sensitive Area Overlay Zone, including that all buildings must be set back at least an average of 20 feet from any 30 percent or greater slope areas, with no part being located closer than 10 feet to it.