



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: February 15, 2017

NAME OF PROJECT: Deer Creek Estates

NAME OF APPLICANT: Return Development LLC

AGENDA ITEM: Master Plan

LOCATION OF ITEM: 300 East Michie Lane (south side)

ZONING DESIGNATION: R-1-15

ITEM: 4

Christopher Huffman & Ethan Poppleton, agents for Return Development LLC, is requesting Master Plan Approval for the Deer Creek Estates. The proposal is a large-scale subdivision that is 14.86 acres in size and comprises two phases containing 20 lots. The property is located at 300 East Michie Lane (south side) and is in the R-1-15 zone.

BACKGROUND:

Christopher Huffman & Ethan Poppleton are proposing Master Plan approval of Deer Creek Estates. The property is 14.86 acres and will be developed as a large-scale standard subdivision which will be developed in two phases. In all there will be 20 lots in the two phases. There will also be 15% open space that is proposed to be deeded to the City as a public park and is 2.23 acres in size. The park covers two separate parcels, one on each side of 300 East.

Phase 1 will include all the required open space for the entire development (both phase 1 and phase 2). It will also include ten lots (1-5 and 16-20). Phase 2 will include ten lots (6-15).

There are two roads planned in the subdivision. The first is 300 East that will run north to south and create a four-way intersection with 300 East at Michie Lane as it enters Bowden Fields. Also 400 South is planned and runs East to West. This road will connect to the stub road in Fox Pointe and this road will stub to the west boundary of the proposed subdivision so it can connect to future developments. Some of the roads will require temporary turnarounds as required by the City Engineer.

The Land Use Code requires that a Master Plan request must demonstrate that approval of the project in multiple phases can occur such that the project can still function autonomously if subsequent phases are not completed. Therefore, the Master Plan application must demonstrate that sufficient property, water rights, roads, sensitive lands protection, and open space are proposed with the first phase to allow the project to function without subsequent phases. The proposed phasing plan does meet the requirements as reviewed by staff. One issue, access, does comply with the requirements of the code for each phase. Also, open space per phase meets the requirements of the code. Both items will be discussed later in this report.

LAND USE SUMMARY:

- 14.86 acres
- R-1-15 zoning
- Proposal contains 20 lots
- Two phases
 - Phase 1 – 10 lots
 - 2.23 acres of open space (this comprises the entire open space required for both phases)
 - Phase 2 – 10 lots
- Project is a standard subdivision
- Public roads maintenance will be the responsibility of the City
 - 300 East and 400 South will be constructed by the developer
 - Michie Lane will be constructed by the City
- The lots will connect to the Midway Sanitation District sewer and to the City's water line.
- No sensitive lands have been identified on the property

ANALYSIS:

Open Space – The code requires that with each phase that is approved there is enough open space to comply with the requirements of the code. For example, phase I must have at least 15% open space for that phase. If phase 1 has 75% open space, then phase 2 only needs to have 25% open space as long as both phases are equal in acreage. Below is the open space table for this proposal:

Phase	Lots	Total Area	Open Space	Total project Open Space
1	1-5 & 16-20	6.91 acres	2.23 acres	100%
2	6-15	5.24 acres	0 acres	0%
Total		12.15 acres	2.23 acres	100%

As shown in the chart above the open space requirements are met for each phase and for the entire subdivision.

Access – Each phase of the subdivision must meet the access and cul-de-sac limitation requirements of the code. A cul-de-sac is limited to 500’ in length, unless approved otherwise by the City Council. Staff has reviewed the phasing plan and all street length and access requirements have been met as presented in the application.

Water – the developers have met with the Water Board. The recommendation was made that 36.5 acre feet are tendered to the City before the recording of each plat. Phase 1 will need to tender 20.5 acre feet. Phase 2 will need to tender 16 acre feet.

Sensitive lands – Per the applicant, the property does not contain any sensitive land.

PROPOSED FINDINGS:

- The proposed master plan appears to meet the requirements of the code.
- The proposal does meet the vision as described in the General Plan for the R-1-15 zone.

ALTERNATIVE ACTIONS:

1. Recommendation of Approval. This action can be taken if the Planning Commission feels there is good cause to approve the proposal.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

2. Continuance. This action can be taken if the Planning Commission feels that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

3. Recommendation of Denial. This action can be taken if the Planning Commission feels that the request does not meet the intent of the ordinance.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial



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