



PLANNING COMMISSION MEETING STAFF REPORT

DATE OF MEETING: April 19, 2016

NAME OF PROJECT: Dutch Hills Subdivision

NAME OF APPLICANT: Brett Walker

AGENDA ITEM: Preliminary/Final

LOCATION: 566 Saddle Drive

ZONING DESIGNATION: RA-1-43 zone

ITEM: 7

Brett walker is requesting Preliminary/Final approval of the Dutch Hills Subdivision. The proposal is a small-scale subdivision that is 14.8 acres in size and will contain six lots. The property is located at 566 Saddle Drive and is in the RA-1-43 zone.

BACKGROUND:

This request is for preliminary/final approval of a small-scale subdivision on 14.8 acres that will contain six lots. Currently the property is a one-lot subdivision that the applicant is attempting to vacate the plat. If he is successful with that petition then he may move forward with this proposal of the Dutch Hills Subdivision. Currently the property is being used mostly as agricultural land but there is also one dwelling on the property and there is an area of steeper slopes that is part of Burgi Hill. The zoning allows for a density of one dwelling per acre and it also requires a minimum of 15% open space which is being provided in lot 1. Potentially the property could accommodate approximately 11 lots but the developer is proposing a less dense subdivision at about half the potential density. The proposed lots will obtain the required frontage from the preexisting roads of Saddle Drive, Dutch Meadows Circle, and Dutch Meadows Lane.

LAND USE SUMMARY:

- 14.8-acre parcel
- RA-1-43 zoning
- Proposal contains six lots
- Open Space 2.22 acres
 - Entirely located on lot 1
- Frontage along Saddle Drive, Dutch Meadows Circle, and Dutch Meadows Lane.
- The lots will connect to the Midway Sanitation District sewer, Midway City's culinary water line, and Midway Irrigation Company's secondary water system

ANALYSIS:

Access – Access for the subdivision will be through Dutch Meadows Circle and Saddle Drive located in the Dutch Canyon Subdivision.

Water Connection – The lots will connect to the City's water line located under Saddle Drive, Dutch Meadows Circle, and Dutch Meadows Lane.

Sewer Connection – The lots will connect to Midway Sanitations District's sewer lines in the area.

Secondary Water Connection – The lots will connect to Midway Irrigation Company's irrigation line. The plans for this connection have not been finalized.

Open Space – 15% open space is required for the subdivision so 2.22 acres is being provided. The open space will be entirely located within lot 1 and will be located on the sloped area of the lot. Per code, lots that are over two acres in size may have the required open space included within the lot. The area delineated as open space will be shown on the plat and that area will not be allowed any structures.

Sensitive Lands – There are sloped areas located within the proposed subdivision. Areas of slope over 25% are considered sensitive and no residential development is allowed in this area. All the sensitive lands area fall within lot 1 and those areas will need to be noted on the plat so that no structures will be allowed in that area.

WATER BOARD RECOMMENDATION:

The Water Board has not yet heard or made a recommendation for water requirements.

PROPOSED FINDINGS:

- The proposed lots comply the minimum requirements for the RA-1-43 zoning district
- The proposal does meet the intent of the General Plan for the RA-1-43 zoning district

ALTERNATIVE ACTIONS:

1. Recommendation of (Conditional) Approval. This action can be taken if the Planning Commission feels there is good cause to approve the proposal.
 - a. Accept staff report
 - b. Reasons for approval (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

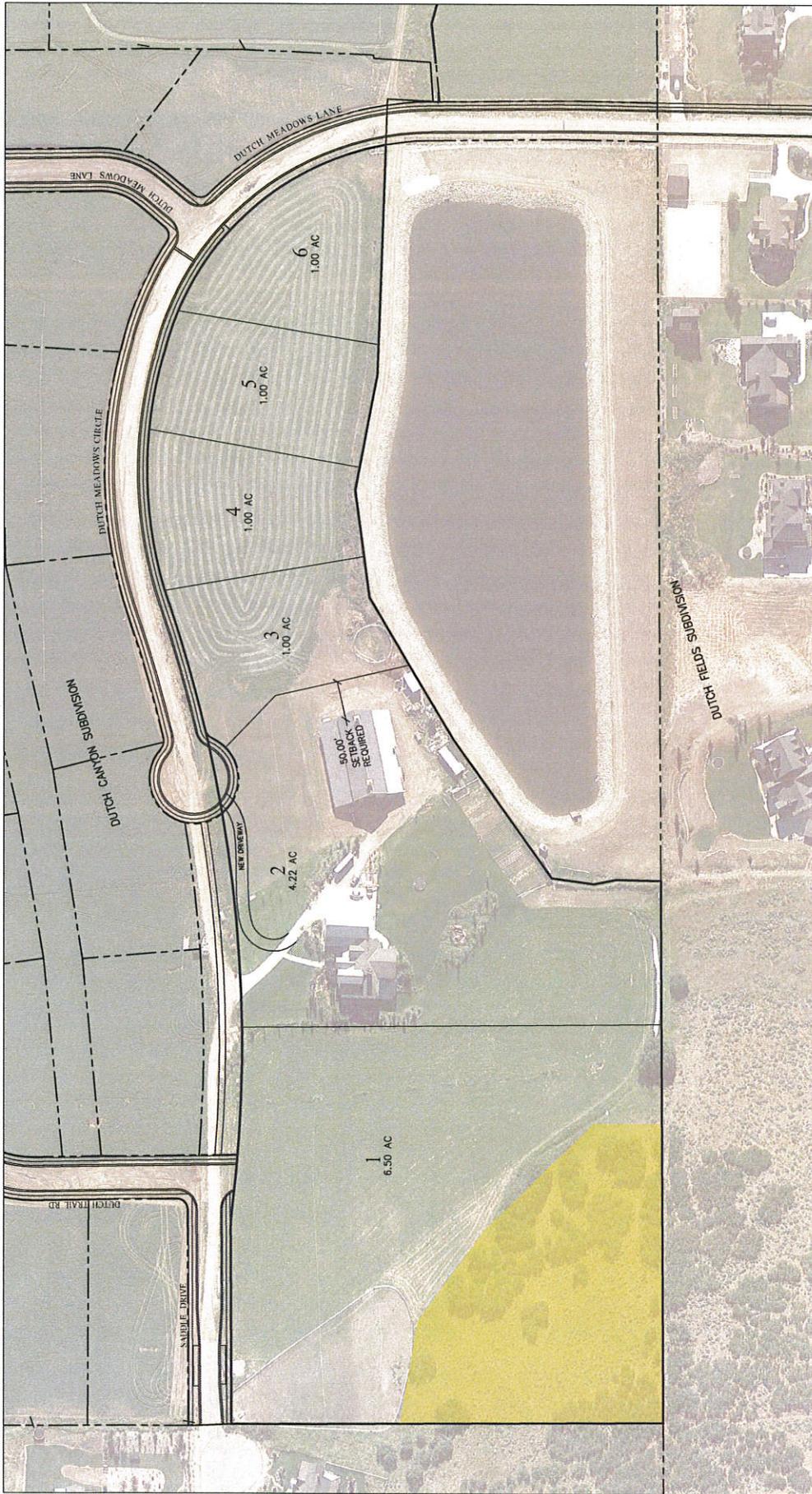


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Imagery Date: 7/8/2016 40°31'58.12" N 111°27'17.23" W elev. 5626'

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BRETT WALKER
DUTCH HILLS SUBDIVISION
SITE PLAN

BERG ENGINEERING
 3900 E Main St., Suite 201
 Phoenix, AZ 85018
 PH: 485.657.9749

DESIGN BY: CMB DATE: 11/28/2017
 DRAWN BY: CMB REV:

LAND USE CODES
 RA-1 AS
 ZONE
 AREA
 OPEN SPACE
 # OF LOTS
 2.22 ACRES (10,000)
 8 LOTS

LEGEND
 OPEN SPACE SETBACK RESTRICTION
 TO COMPLY WITH OPEN SPACE REQUIREMENTS

NOTES:
 - OPEN SPACE REDUCED UP TO 15% PER CITY CODE DUE TO USE
 - OPEN SPACE IN SUBDIVISION
 - OPEN SPACE REDUCED BY 15% AS ALLOWED BY CITY CODE PER
 - OPEN SPACE

1" = 60'
 1" = 120' for 11x17'