



STAFF REPORT

DATE: June 5, 2024
TO: Planning Commission
FROM: Sheldon Howa, Planner II
SUBJECT: Consideration to approve a plat amendment to the Autumn Sky Townhomes Phase 2B Subdivision to remove one (1) lot located at 12116 S Autumn Day Lane in the R-2-10 Residential Zone. (Public Hearing)
Applicant: Brandon Bennett, Autumn Sky Townhomes, LLC (authorized agent)
Acres: ±0.11
File No: S2024-045

RECOMMENDATION:

Staff recommends the Commission approve the following findings:

- The proposed plat amendment meets all zoning standards in Title 10 of City Code.
- The proposed plat amendment meets all requirements of the Autumn Sky PUD (City File# C2014-038-06).

Staff recommends that the Planning Commission approve the proposed amendment to the Sky Townhomes 2B Subdivision located at 12116 S Autumn Day Lane in the R-2-10 Residential Zone with the following conditions:

1. Receive and agree to the remaining corrections from all City Departments, including removing the abandoned drive approach from Half Dome Way.
2. Comply with all original conditions of preliminary subdivision approval (S20216-028).
3. Comply with all fire lane sign requirements per the Unified Fire Authority (UFA).

ISSUE BEFORE COMMISSION:

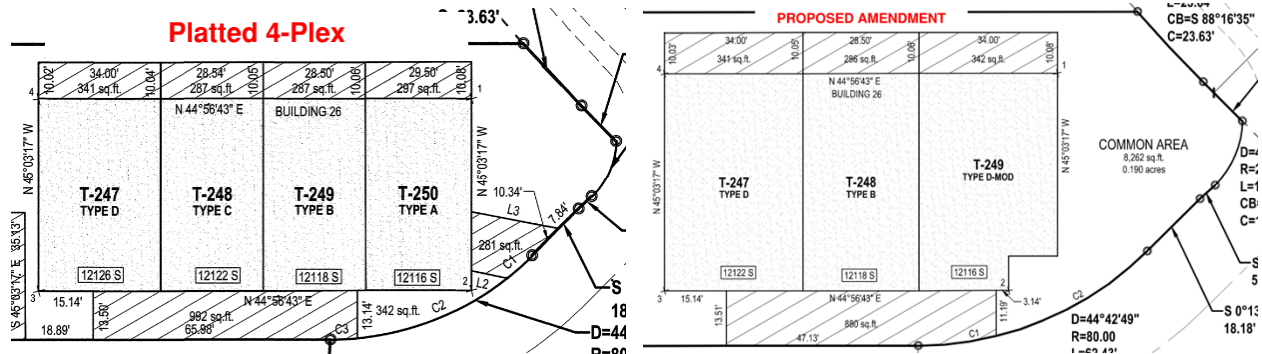
Should the Planning Commission approve the proposed plat amendment to remove one (1) lot?

BACKGROUND & SUMMARY:

Autumn Sky Townhomes Phase 2B was recorded in 2021 and is part of the Autumn Sky Planned Unit Development (PUD) consisting of ninety-seven (97) lots. Phase 2B of the development contains six (6) four-plexes and one (1) tri-plex, totaling twenty-seven (27) townhomes.

The applicant is requesting a subdivision plat amendment to remove one (1) lot of a platted four-plex to create a tri-plex. Due to the market demand for their larger units, the developer would like to

remove one of the smaller units in the platted four-plex to accommodate larger units. The four-plex, shown as Building 26 on the plat, contains one (1) larger unit and three (3) smaller units. The applicant proposes to amend the plat to create a tri-plex consisting of two (2) large units and one (1) small unit. As such, the plat must be amended to remove one (1) lot to correspond with the proposal.



The requested amendment will slightly reduce the overall density of the development from 10.39 dwelling units per acre to 10.29. (The project has a maximum of 11.2 dwelling units per acre.) Removing one (1) lot from the platted four-plex will also require removing the corresponding drive approach from Half Dome Way.

As this item requires a public hearing, Staff mailed fifty-nine (59) notices to all affected entities and property owners within three hundred (300) feet of the proposed subdivision amendment on May 6, 2024, and noticed the item on the Utah State notification website.

DISCUSSION:

Engineering Review

Staff Finding: Outside of the Unified Fire Authority's (UFA) fire lane sign requirements, the Engineering Department has reviewed the proposed subdivision amendment and has no concerns with the proposal.

Zoning Ordinance Compliance

- **Lot Size and Width**

Staff Finding: Per the PUD approval, there are no minimum lot sizes or width requirements for the Autumn Sky development. The proposed lots included in the proposal are consistent in the size and width of the existing lots in the development.

- **Lot Setbacks.** Setbacks for the R-2-10 Zone are determined by the PUD as follows:

- 20-foot setback from all public rights of way
- 10-foot setback between all buildings

Staff Finding – The proposed platted tri-plex does not have “frontage” on a public right of way. The setback of ten (10) feet between buildings is shown on the amended plat. As such, the proposal follows the standards of the approved PUD.

- **Density**

Staff Finding – *The Autumn Sky PUD was approved for ninety-seven (97) dwelling units on ±9.33 acres with a maximum density of 11.2 dwelling units per acre. The proposed amendment will reduce the overall development to ninety-six (96) dwelling units, with a density of 10.29.*

SUMMARY OF FINDINGS:

In conclusion, staff finds the proposed subdivision plat amendment with the recommended conditions meets the approval standards.

ALTERNATIVES:

In making a decision, the Planning Commission may consider the following alternatives:

Alternative	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted		Approval minimally reduces the overall density of the development and allows the developer to construct housing products consistent with market demand.	Without staff recommendations, some issues remain unresolved
Approve proposal with conditions	Yes	Approval minimally reduces the overall density of the development and allows the developer to construct housing products consistent with market demand.	Based on the provided information, the Commission may determine whether additional conditions are warranted
Postpone proposal (with or without date)		The Commission may identify additional issues that warrant further research and review based on the information provided. A motion to postpone should identify what additional information is required for further review	Staff has not identified any issues that would warrant further postponement
Deny proposal		Based on the provided information, the Commission may find that a motion to deny is warranted (identify findings and applicable standards in motion)	Staff has not identified any findings that warrant denial

ATTACHMENTS:

- A. Application
- B. Zoning Map
- C. Existing Plat
- D. Preliminary Plat
- E. PUD Approval
- F. Public Notice