



## STAFF REPORT

**DATE:** June 5, 2024

**TO:** The Planning Commission

**FROM:** Sheldon Howa, Planner II

**SUBJECT:** Consideration of a Preliminary Plat for an eleven (11) lot residential subdivision known as the Hollys Pond Subdivision located generally at 13357 S Rose Canyon Road in the R-1-10 Residential Single Family Zone. **(Public Hearing)**  
**Applicant:** Alan Prince, Monterey Properties (property owner, authorized agent)  
**File No:** S2024-020  
**Acres:** ±6.93

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### **RECOMMENDATION:**

Staff recommends the Commission approve the following findings:

- The proposed plat complies with all zoning requirements.

Staff recommends *approval* of Hollys Pond Subdivision with the following requirements:

1. Receive and agree to the remaining corrections from all City departments.
2. Install a six (6) foot privacy fence along all boundaries of the subdivision adjacent to agricultural zones. Fencing along the east boundary shall run along Lot 5, Parcel A, and Lot 7.
3. Install a six (6) foot privacy fence along the west boundary of Lot 1.
4. Remove Parcel “B” from the plat during the final platting process.
5. Install a paved access lane to the existing lot (13333 S Rose Canyon Road) north of Parcel “B” shown on the preliminary plat.

### **ISSUE BEFORE COMMISSION:**

Based on the enclosed findings, should the Planning Commission approve the proposed preliminary subdivision plat with eleven (11) residential lots?

If approved by the Planning Commission with any required conditions, the applicant will continue working with staff to make all necessary corrections before the plat is recorded and any building permits are issued.

## **BACKGROUND & SUMMARY:**

This proposal includes eleven (11) residential lots in the R-1-10 Residential Zone. The project will be accessible from Rose Canyon Road through a fifty-three (53) foot public right-of-way. The right-of-way, known as Hollys Pond Lane, will terminate at the east side of the subdivision, providing future access to the existing lots that are not within the proposed subdivision.

As required per code, a six (6) foot vinyl privacy fence will be installed around the perimeter of the development where the lots abut agricultural uses. A six (6) foot precast fence will be installed along the west side of Lot 1, as it abuts a collector (Rose Canyon Road).

Parcel “B” on the preliminary plat, which the applicant has also acquired, is being reserved for the future development of two additional homes, which will extend Hollys Pond Lane to the east parcel line. However, to preserve vehicle access to an adjacent property, the applicant has agreed to install a paved surface that extends from the terminus of Hollys Pond Lane to a lot on the north side of “Parcel B” with this phase of the subdivision.

A landscaping plan has been provided to show street tree and park strip plantings, which cover fifty (50%) percent of the park strips, not including the tree canopies. The applicant is proposing a mix of tree species along the street frontage.

As required, thirty (30) public notices were mailed on May 24, 2024, to property owners within 300 feet of the subject property and affected entities.

## **DISCUSSION:**

### **Engineering Review:**

***Staff Finding** – Engineering has reviewed the proposed subdivision and found minimal corrections that must be addressed during final plat approval.*

### **Zoning Ordinance Compliance:**

#### **Subdivision and Site Improvement**

As required in [10-28](#) of City Code, the applicant shall install all right-of-way improvements, including sidewalks, curbs, gutters, sidewalks, and road surfaces adjacent to or which support the development.

***Staff Finding:** The applicant is providing improvements as required along Rose Canyon Road and the installation and dedication of Hollys Pond Lane. The improvements include a fifty-three (53) foot public right-of-way built to city standards.*

### **Lots**

Lot widths and setbacks are determined by the zone in which the lot resides. These properties are zoned R-1-10 Residential and shall comply with the standards outlined in 10-10 of the City Code, which are shown in the tables below:

#### **Minimum Lot Area and Width:**

Zone	Lot Area	Lot Width
R-1-10	10,000 square feet	85', at 25' from front lot line

#### **Minimum Yard for Residential:**

Zone	Front Yard	Side Yard	Rear Yard
R-1-10	25'	1 side yard: 8', Both side yards: 18' Corner lot: 20' from street	25' Any portion of uncovered or covered patio or deck: 20'

**Staff Findings:** The eleven (11) proposed lots range in area from 12,934 to 23,027 square feet, meeting the required lot area minimum of 10,000 square feet. All lots meet the minimum eighty-five (85) foot lot width at the front yard setback (25'). Lot dimensions provide adequate space to accommodate the required building setbacks. All building setbacks for each lot will be reviewed when building permits are submitted.

Parcel "B" on the plat is labeled as future development. The applicant has acquired this property to subdivide it in the future to create two (2) additional residential lots and to extend Hollys Pond Lane further to the east. However, as proposed, the area of Parcel B is  $\pm 0.81$  acres and does not meet the minimum area of the A-1-43 Zone. As such, staff recommends that Parcel "B" be removed from the final plat. (The applicant may submit a future application to subdivide Parcel B concurrent with a request to rezone the property for development.)

### **Fencing**

Per [10-21-7](#), whenever a lot is developed with a use that is incompatible with the use located on an abutting lot or parcel, the new development shall include the installation of a fence or wall along the property.

**Staff Findings:** The proposed development has a zoning designation of R-1-10 Residential. Per 10-27-1 of City Code, any residential development directly adjacent to an agricultural use shall install a six (6) foot vinyl privacy fencing between these uses. As such, the applicant proposes installing a fence around the perimeter of the development.

An existing precast fence is installed along the southern boundaries of Lot 8 and Lot 9, providing fencing between commercial and residential developments. Therefore, no additional fencing is required along their boundaries. Fencing along the eastern boundary shall be installed along the east boundaries of Lot 5, Lot 7, and Parcel A.

A six (6) foot precast fence shall be installed along the west boundary of Lot 1, as it is adjacent to a collector road, which City Code also requires.

### **Landscaping**

Landscaping standards, as outlined in [10-23-7](#), require live plant material coverage of fifty percent (50%) in all areas required to be landscaped. These areas include front and side yards and parking strips adjacent to or abutting developed properties.

**Staff Findings:** *The applicant has provided a landscaping plan for all public right-of-ways. These improvements include street trees at thirty (30) foot intervals and live plant coverage of 50% in the parking strips. The landscape plan submitted meets the City's requirements for right-of-way landscaping. The landscaping of the retention pond, Parcel A, also meets City standards and will be managed and maintained by the HOA.*

In conclusion, staff finds the proposal (with the conditions) meets the standards of approval.

### **ALTERNATIVES:**

Action from the Planning Commission may include the following:

Alternatives	Recommendation	Considerations for Alternative	Considerations against Alternative
Approve proposal as submitted	Yes	Approval provides additional residential development within the City to meet housing demands	Without staff recommendations, some issues remain unresolved
Approve proposal with conditions		Approval provides additional residential development within the City to meet housing demands	Based on the provided information, the Commission may determine additional conditions are warranted
Postpone proposal (with or without date)		Based on the provided information, the Commission may identify additional issues that warrant further research and review. A motion to postpone should identify what additional information is required	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. Vicinity Map
- C. Existing Plat
- D. Preliminary Plat
- E. Landscape Plan
- F. Public Notice